



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

City Council

*David Hirschi
Kevin Thomas
Clark Fawcett
Drew Ellerman
Joseph Prete*

Hurricane City Council Meeting Agenda

July 3, 2025
5:00 PM

City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Regular Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. [Meeting Link on Webex](#) Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376. A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation. **THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 6:00 P.M.**

5:00 p.m. Pre-meeting

1. Agenda Summary

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for May 1, 2025

Recognition of the HHS Girls Soccer Team

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 12:00 p.m. the Tuesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval of **Ordinance 2025-12 amending Title 10, Chapter 43** regarding site-built dwelling units in platted RV parks; Land Use Code Amendment No. LUCA25-04; Western CRE-Joby Venuti, Applicant; Rosenberg & Associates, Agent

2. Reconsideration of **Ordinance ZC24-06 and PSP24-09, a Zone Change Amendment and a Preliminary Site Plan request located at approximately 5210 W 2250 S** from A-5 (Agricultural, one unit per 5 acres) to RR (Recreation Resort) affecting parcel numbers H-4138-A, H-4138-G, and H-4-2-15-112.

NEW BUSINESS

1. Consideration and possible approval of a **Proclamation declaring August 3-9, 2025**, as Hurricane City Farmers Market Week - Annie Spendlove
2. Consideration and possible approval of **Ordinance 2025-15 amending Title 10, Chapters 12-17**, regarding allowed-use table updates; Land Use Code Amendment No. LUCA25-07; Hurricane City, applicant. -Gary Cupp
3. Consideration and possible approval of **Ordinance 2025-16 amending Title 10, Chapter 43** regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks; Land Use Code Amendment No. LUCA25-08; Hurricane City, applicant. -Gary Cupp
4. Mayor, Council, and staff reports
5. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:

1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

_____ for the City Recorder

Agenda Summary for Hurricane City Council July 3, 2025

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Minutes of the Regular City Council Meeting for May 1, 2025

Recognition of the HHS Girls Soccer Team

Old Business

1. This item was tabled on June 5th. It was discussed further during a work meeting held on June 19th. Following that discussion, the majority of the Council indicated they were agreeable moving forward with continued consideration.
2. This item is for the rezoning of 3.37 acres to Recreation Resort in Pecan Valley, with the site plan showing 17 Recreation Resort units on the 3.37 acres. It was approved on February 6, 2025, and the City Attorney was authorized to amend the existing development agreement consistent with the Council's approval. However, the City Attorney and the applicant disagree on the density transfer approved by the Council, so the item is back on the agenda for the Council's reconsideration. This item was added to the agenda after the cutoff deadline, which was approved by three Council members as required by the Council's rules of procedure.

A short history of the resort will be helpful to understand the issue. The initial portions of the resort (on the north side) were approved without a development agreement. Unless modified by a site plan or a development agreement, Recreational Resort zoning is allowed densities of 15 units per acre. Based on approved construction drawings and preliminary plats, the number of units in the initial north end of the resort is expected to be 208 units. In 2022, the Council approved rezoning an additional 18.09 acres (on the south side) to a combination of Recreation Resort Zoning and long-term housing within a PDO, and the 2022 approval was conditioned on a development agreement that limited the number of Recreational Resort units to 236. The initial resort area on the north side is not subject to the 2022 development agreement, so the total Recreation Resort units is expected to be a total of 444 (208 on the north side and 236 on the south side under the development agreement).

When the Council discussed the requested zone change on February 6, 2025, it was presented as a "transfer" of units from other areas of the resort, so it would not result in an increase in density. Also, the City Attorney was directed to amend the existing development agreement, meaning that the transfer of units would come from the 236 units allowed under the development agreement for the resort area on the south end. Consistent with the Council's approval and the discussion, the City Attorney prepared an amendment to the development agreement that incorporates the 3.37 acres into the Recreation Resort area, but states that all unit counts and caps in the development

agreement will remain the same, meaning there is no density increase. The applicant has refused to sign the amendment to the development agreement.

The north side of the resort was formerly granted a preliminary plat application for 222 units, but the development has been amended now so that only 208 units are expected. The applicant's request is that the "unused" density on the north side of the resort (14 units) should be available to go towards the additional 17 units planned on the 3.37 acres to be rezoned to Recreation Resort. The applicant argues that the increased density is justified because (1) some units initially separately platted were combined into larger units; (2) some units were removed to accommodate parking needs; and (3) the applicant was required to dedicate portions of planned roadways. In response, City staff note (1) that combining multi-unit buildings into one large building will reduce the unit count but may not reduce the impact; (2) that accommodating parking needs is the obligation of the developer—not the City; and (3) that dedicating planned roadways as part of development does not normally justify an increase in density.

The Council has two general options:

(1) add the 3.37 acres to the development agreement property as Recreation Resort, but keep the overall cap for the property at 236 units. This option will maintain current approved densities.

(2) add the 3.37 acres and the original resort property on the north side to the development agreement and cap the total number of Recreation Resort units at 458 (222+236). This option will result in a net increase of 14 Recreation Resort units.

Recommendation: Provide clear direction regarding the permitted densities of Recreation Resort units related to adding the 3.37 acres to the Recreation Resort zoning of the Pecan Valley Project. – Dayton Hall

New Business

1. August 3–9 marks National Farmers Market Week and also coincides with the 5th anniversary of the Hurricane Farmers Market. In recognition of this milestone, representatives from the market have requested that the City Council consider a proclamation declaring August 3–9 as "Hurricane City Farmers Market Week." – Cindy Beteag
2. Planning staff proposes updates to the use tables in Chapters 12 through 17 of Title 10 for the purpose of updating and standardizing the use tables for the various zoning districts. The use tables listed in the current City Code are inconsistent and differ appreciably among the various zoning districts, which is confusing to the public and presents the possibility for legal challenges to staff decisions and interpretations regarding allowed uses. Key changes in the proposed code update include:
 - Providing the same master list of uses for each zoning district;
 - Allowing self-storage facilities in industrial zones only; and
 - Prohibiting takeoff and landing of aircraft in all zones (hospitals excluded).

Planning Commission Meeting

A public hearing on the item was held at the June 26, 2025, planning commission meeting and no public comments or objections were received. The planning commissioners discussed the item and agreed with standardizing the use tables to create consistency in the various zoning districts. The Planning Commission unanimously recommended approval of the proposed code update. – Gary Cupp

3. Planning staff was given direction from the City Council to amend Title 10, Chapter 43, Section 10-43-5 to allow approval of manufactured home and recreational vehicle parks by the Planning Commission. Currently, such developments require approval by the City Council. Manufactured home and recreational vehicle parks are already allowed uses in certain zones by the City Code, and, therefore, do not require a legislative decision by the City Council.

Planning Commission Meeting

A public hearing on the item was held at the June 26, 2025, planning commission meeting and no public comments or objections were received. The planning commissioners discussed the item and agreed that site plans for manufactured homes and recreational vehicle parks should be considered and reviewed under the same process as other site plans. The Planning Commission unanimously recommended approval of the proposed code update. – Gary Cupp

4. Mayor, Council, and staff reports.
5. Closed Meeting upon request.

Minutes of the Hurricane City Council meeting held on May 1, 2025, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** David Hirschi, Kevin Thomas, Clark Fawcett, and Joseph Prete.

Members Excused: Drew Ellerman

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Public Works Director Mike Vercimak, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, Finance Manager Paige Chapman, and Water Superintendent Ken Richins.

AGENDA

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Fred Resch III stated that the Planning Commission has approved the final site plan for the Coral Cliffs Entertainment Center. He noted that the project was granted a height exemption, allowing the structure to reach 42 feet.

Gary Cupp announced that there will be no Planning Commission meeting next week, as members will be out of town. He noted the Commission is currently working on several code updates. He also mentioned that a local farm has been engaging in agritourism activities that have not been officially approved. While this issue is on tonight's agenda for discussion, he clarified that agritourism is already a permitted use within agricultural zones and outlined which activities fall under that category. Mayor Billings added that another farm has inquired about including vacation rentals on their property under the umbrella of agritourism. However, the Council did not support vacation rentals being considered part of agritourism. Mr. Cupp stated that a violation letter will be sent to the property owner outlining the activities that must be brought into compliance. Mayor Billings requested to review the letter before it is sent so she can be prepared to respond if the property owner contacts her.

Arthur LeBaron reported that the State Street Cleanup took place last week with an excellent turnout of volunteers. Councilman Prete noted that some local businesses contribute significantly to the litter in the area and should be encouraged to take part in keeping it clean. Mr. LeBaron also mentioned that UDOT rejected the City's proposed sign design due to its size, so a revised version is being developed and will be brought to the Council for review. He noted that the 1100 West project is nearing completion and is scheduled to be striped on May 22nd. Both the 100 North project and the Storm Drain Master Plan are progressing well. He informed the Council that UDOT will be conducting a high-accuracy traffic count in the downtown area over the next three months. Lastly, Mr. LeBaron announced that GIS Coordinator Ben Holmes has resigned and will be moving on. He praised Ben's work and expressed gratitude for his contributions. The position is now open, and the City is receiving a strong pool of applicants.

Mike Vercimak introduced the City's new Power Director, Mike Johns, noting that he brings a wealth of experience from his previous role at Rocky Mountain Power. He also reported that the downtown chip seal project has been completed, and the slurry seal work is nearly finished. Additionally, he stated that four more preconstruction meetings have been held since the last City Council meeting.

Mike Johns explained he is in the process of moving from Cedar City. He has worked for Rocky Mountain for the last fifteen years.

Paige Chapman noted that she had emailed the Council a detailed breakdown of the budget the day before and suggested they review it more thoroughly during the budget discussion. She stated that Hurricane is no longer a small town, pointing out that the City is on track to surpass a \$100 million budget next year.

Sel Lovell reported that the City is still working to fill several open positions, including the Streets Superintendent, GIS Coordinator, and Public Relations roles. He also noted that progress continues on the policy manual, with two additional chapters up for approval at tonight's meeting.

Ken Richins mentioned that a directional boring rig working near Walmart last week accidentally broke a 12-inch water line, resulting in a significant water loss. Crews responded quickly and had the line repaired by midnight. Despite the incident, he stated that all ongoing projects are progressing well. He also noted that the Dixie Springs Well project has been awarded, but the selected pump provider has a ten-week lead time. However, they are exploring an alternative provider who may be able to deliver the pump sooner.

Chief Yates reported that the department received a tip from the National Center for Missing and Exploited Children indicating a local resident was downloading child pornography. Thanks to Officer Johnson's specialized training in Internet Crimes Against Children, they were able to obtain and execute a search warrant, resulting in the seizure of numerous electronic devices. An arrest is anticipated as the investigation progresses. Chief Yates noted that this type of crime is becoming increasingly prevalent and is a growing focus of their investigative efforts. He also shared that both officers who recently attended SWAT School successfully passed. Regarding upcoming events, he mentioned that the Ironman competition is scheduled for May 10th, with no changes to the route, and the Hurricane portion is expected to conclude by 11 a.m. Additionally, the department served a search warrant on a local massage spa following multiple tips alleging inappropriate activity beyond standard massage services. An arrest was made during the operation, and further investigation is ongoing.

Larry Palmer stated the City has issued permits for ten single-family homes and three townhomes. Final inspections have been completed for four commercial buildings, three units at Dixie Man Caves, fourteen single-family homes, and seven townhomes.

6:00 p.m. - Call to Order –

Mayor Billings welcomed everyone and called the meeting to order.

78 Prayer: Camryn Andra

79 Thought and Pledge: Mayor Billings

80 Recognition of the HHS Girls Lacrosse team for winning the regional championship

81 Coach Oliphant introduced the varsity girl's lacrosse team stating they are 23-0 for the last two
82 years within their region. They were undefeated last year. He congratulated them on a
83 phenomenal two years. He encouraged everyone to come support them in their last game of
84 the year tomorrow. Mayor Billings presented each of the players with a Hurricane City pin and
85 thanked them for representing Hurricane so well.

86 Declaration of any conflicts of interest

87 None declared.

88 **Public Forum – Comments From Public**

89 No comments.

90 Mayor Billings took new business item 1 out of order and addressed it next. These minutes are
91 in the order of the agenda.

92 **PUBLIC HEARING**

93 Dayton Hall explained that the property referenced in the Public Hearing Item 1 was originally
94 gifted by Loren Lowe, prior to selling the surrounding land, with the intent of developing a well
95 site. However, after conducting a test well, the location was found to be unsuitable due to poor
96 water production. As a result, the City engaged with a different landowner and reached an
97 agreement to exchange the original parcel for a more viable well site. This agreement outlines
98 the rationale for the exchange and includes the transfer of both property and necessary
99 easements. Since the transaction involves the disposal of City-owned property, a public hearing
100 is required.

101 Kevin Thomas motioned to go into a Public Hearing. Seconded by Joseph Prete. Motion carried
102 unanimously.

103 **PUBLIC HEARING**

104 1. Public comment on a potential Real Estate and Easement Exchange Agreement
105 with Urban Investments, LLC, which includes the disposal of City-owned parcel
106 number H-3404-A located south of the Sky Ranch area in exchange for a
107 replacement parcel in the same vicinity

108

109 No comments.

110

111 2. Public Hearing to take comments on 2025-2026 Preliminary Budget

112 No comments.

Kevin Thomas motioned to go out of a Public Hearing. Seconded by Clark Fawcett. Motion carried unanimously.

OLD BUSINESS

1. Consideration and possible approval of Ordinance 2025-04 Approving a Power Impact Fee Facilities Plan, a Power Impact Fee Analysis, and an Impact Fee for Power on Development

Mayor Billings stated that tonight's meeting is a good opportunity to discuss this item further, noting that while there have been ongoing conversations, not all updates have been made yet. She provided the Council with the letter from Southern Utah Home Builders (SUBA) and the responses from ICPE, and added that it is also the Power Director's first week. Mike Johns shared that he has reviewed the original study and found the concerns raised to be very valid. He explained that the study projects a growth of approximately 40 megawatts and detailed how the calculations reduced the proposed impact fee by about 25%. He also presented a map outlining the overall plan and reviewed the proposed projects included in the study. Staci Young from SUBA requested a meeting with the Power Director and thanked the Council for addressing their questions.

Joseph Prete motioned to continue Ordinance 2025-04 Approving a Power Impact Fee Facilities Plan, a Power Impact Fee Analysis, and an Impact Fee for Power on Development for two weeks. Seconded by Kevin Thomas. Motion carried unanimously.

NEW BUSINESS

1. Consideration and possible approval of waiver of power impact fees for Washington County's Purgatory Expansion

Sheriff Nate Brooksby explained that from 1995 to 1998, the old jail beneath the Fifth District Court provided about forty beds. In 1998, construction began on the Purgatory Jail, which increased capacity to approximately 550 beds. However, due to the need to separate certain inmates, buffer spaces are required to safely house everyone. The jail also has a responsibility to meet inmates' needs, including quarantining those who are ill. He shared that this new project, which has been in the works for about four years, aims to accommodate these special bed requirements, expand office space, and introduce new programming. The Sheriff requested that the City waive power impact fees for this facility. Kaden DeMille added that historically, the City has granted similar waivers for other government agencies.

Kevin Thomas motioned to waive the power impact fees for Washington County's Purgatory Expansion. Seconded by David Hirschi. Motion carried unanimously.

2. Consideration and possible approval of Restaurant-Full Liquor License for Slot Canyon Eatery

Mayor Billings explained this is for the new restaurant that will be going into the old Eagles building. Chief Yates confirmed there are no concerns with staff and clarified that the establishment will be a restaurant not a bar. Clint Hancock explained they have hired an engineer to start on the remodel design.

Kevin Thomas motioned to approve the restaurant-full liquor license for Slot Canyon Eatery. Seconded by Joseph Prete. Motion carried unanimously.

3. Consideration and possible approval of a Real Estate and Easement Exchange Agreement with Urban Investments, LLC -Dayton Hall

Mayor Billings stated this is the land exchange for the well site. Councilman Prete confirmed the exchange of land is for the same amount.

Joseph Prete motioned the real estate and easement exchange agreement with Urban Investments. Seconded by Clark Fawcett. Motion carried unanimously.

4. Discussion regarding the City Civic Center

Mayor Billings explained that this has been an ongoing project. Last year, an architect laid out a plan for the property, and Zion's Bank proposed a funding strategy involving leasing the land. Additionally, the City's code was updated to permit public facility buildings within the zone. She shared that the Council and Planning Commission developed survey questions that have been distributed to all residents, with QR codes placed around town to encourage participation. The survey will close on May 15th, after which the Council will review and discuss the results during their first meeting in June. Gary Cupp added that there is a dedicated page on the City website explaining the project, along with a QR code for easy access. Councilman Thomas remarked that when the project was first presented, he assumed the workforce housing would comply with the RM-3 density allowance. However, the planned development is denser than he expected. He shared several ideas on social media, explaining that any reductions in units would require compensating revenue elsewhere. He estimated that each housing unit generates approximately \$12,000 in revenue. If the workforce housing were built under RM-3 zoning, the number of units would drop from about 180 to 60, but he believes the City could still cover its costs. He suggested that if the City sold the land currently designated for housing, the proceeds could be used to fund the police station. He also noted that residents prefer zone changes to be made in phases rather than all at once. Therefore, he recommended zoning the area along 1150 West as R1-4, the workforce housing as RM-3, the public buildings and park as public facility, and the remaining land as commercial. Kaden DeMille explained that the financial calculations only cover a 20-year period and believes the City would generate more revenue through leasing the land than from selling it outright. However, he acknowledged that concerns about the housing density are the main issue for residents. Councilman Thomas added that this approach would still allow the City to lease commercial areas with the option for future expansion.

Councilman Prete asked for a clear definition of workforce housing, noting that RM-3 zoning does not necessarily guarantee affordability. Councilman Thomas responded that affordability could be ensured through deed restrictions included in the land sale. Councilman Prete pointed out that reducing the density to around 60 units would result in only about a third of the affordable housing originally proposed. Councilman Fawcett expressed a preference for individual lots rather than multifamily units, but Councilman Thomas cautioned that pricing would likely increase with individual lots. Mr. DeMille acknowledged that the 180-unit figure was surprising to many and was simply the consultants' recommendation based on maximizing the property's potential. He noted that there are many options to consider and that staff needs more specific direction from the Council on which approaches to explore. Councilman Hirschi stated he is not in favor of raising taxes or increasing housing density and requested that staff develop an alternative plan similar to what Councilman Thomas suggested. Mr. DeMille noted that the budget for next year includes funds to begin building a reserve for this project's payment, and that staff will continue to analyze different financing options. Councilman Thomas expressed interest in seeing what development requirements and outcomes would look like if only the RM-3 portion were built. Councilman Fawcett also requested that trails be incorporated throughout the project area.

Mayor Billings presented the community service award to Mac Hall and read a thank you to him for everything that he has done.

Mac Hall stated that at the last meeting there was a strong emphasis on not raising taxes. He expressed that while this development is intended to benefit the entire city, it will have a negative impact on his property. He believes that if the project benefits everyone, it shouldn't impose such a significant burden on the surrounding property owners. He appreciates the Council's willingness to explore alternative options to lessen the impact on nearby residents.

Mayor Billings took new business item 8 out of order and addressed it next. These minutes are in order of the agenda.

5. Consideration and possible approval of Ordinance 2025-09 creating term limits for elected municipal officers -Mayor Billings

Mayor Billings asked the Council if this was a code update they were interested in pursuing. She explained that she had submitted a ballot initiative on the matter but did not gather enough signatures before the deadline. Dayton Hall clarified that 11.5% of registered voters needed to sign the initiative for it to qualify for the ballot. Councilman Prete pointed out that if approved through a ballot initiative, removing the measure would also require another ballot initiative. He acknowledged the value of term limits but also recognized the importance of experience, suggesting a balance of three terms instead of two. Councilman Thomas noted that in smaller communities, term limits can make it difficult for locals to continue serving on boards, which often leads to new residents influencing policy changes. Councilman Fawcett expressed that term limits are more of a concern at the national or state level. While he supports term limits,

he questioned how much impact they would have locally. Mayor Billings commented that as Hurricane grows, politicians tend to stay longer in office, and she believes fresh perspectives are important. Councilman Prete responded that municipal elections are held every two years, providing regular opportunities for new candidates. Mayor Billings then read through the proposed ordinance. The Council agreed to take more time to consider the issue before making a decision. Mr. Hall explained that if the ballot initiative had gathered enough signatures, the Council would have had three options: 1) not support it but refer it to the ballot, 2) approve it as an ordinance, or 3) support placing it on the ballot. He added that if the ordinance were approved, it would take effect in January 2026.

Kevin Thomas motioned to table Ordinance 2205-09 creating term limits for elected municipal officers. Seconded by Clark Fawcett. Motion failed with Kevin Thomas and Clark Fawcett voting aye. David Hirschi, Joseph Prete, and Nanette Billings voted nay.

David Hirschi motioned to continue Ordinance 2205-09 creating term limits for elected municipal officers. Seconded by Joseph Prete. Motion carried unanimously.

6. Consideration and possible adoption of Chapters 4 and 5 of the Hurricane City Employee Policy Manual -Selwin Lovell

Sel Lovell explained that Chapter 4 addresses the proper use and care of City-owned equipment, including computers, vehicles, and AI tools, outlining employee responsibilities in these areas. He added that Chapter 5 covers the management and maintenance of personnel records.

Joseph Prete motioned to approve the adoption of Chapters 4 and 5 of the Hurricane City Employee Policy Manual. Seconded by Clark Fawcett. Motion carried unanimously.

7. Consideration and possible approval of Resolution 2025-21 approving the 25-26 Preliminary Budget

Paige Chapman explained that the preliminary budget reflects the recommendations submitted by each department. She noted that she and Kaden DeMille have not yet had the opportunity to review and provide their own recommendations. The Council scheduled a budget work session for June 5, 2025.

David Hirschi motioned to approve Resolution 2025-21 approving the 25-26 Preliminary Budget. Seconded by Clark Fawcett. Motion carried unanimously.

8. Consideration and possible approval of Ordinance 2025-08 amending Title 10, Chapters 3, 7, 12, and 14 regarding farm stands; LUCA25-03; Hurricane City, Applicant

Mayor Billings explained that the item was reviewed by the Planning Commission, which recommended not requiring a minimum lot size. However, staff recommended setting a minimum of five acres. Gary Cupp added that the current ordinance permits farm stands but prohibits the sale of commercially packaged products. The proposed changes would allow these sales through a conditional use permit, subject to specific conditions. He reviewed the criteria that must be met for the conditional use permit to be granted, noting that staff recommends the five-acre minimum because smaller residential lots tend to look more like residential areas than agricultural land. The goal is to avoid having convenience store–style operations in front of every home. Councilman Prete clarified that commercially packaged items and home-processed food products are distinct categories. The proposed changes require that at least 50% of the products sold be produced on the property. He expressed support for promoting farm products but emphasized the importance of preventing misuse and ensuring that only genuine farm-related items are sold.

Jon Garner shared that they operate a farm store on about three acres south of Sand Hollow, and the proposed changes would greatly benefit their ability to distribute products while providing healthier food options to the community. He highlighted that Utah currently produces only about four percent of its food, making it his passion to increase local food production. Mayor Billings pointed out that if a five-acre minimum is required, their farm store would not qualify. Councilman Prete expressed continued discomfort with the 50/50 product ratio requirement, as he is uncertain what constitutes the non-agricultural half. Councilman Fawcett added that someone could own more agricultural land within the City but under the current wording, products grown elsewhere would count toward the commercial portion rather than agriculture. He suggested allowing products grown elsewhere to count as part of the agricultural percentage and asked whether such uses could be prohibited within recorded subdivisions. The Council discussed allowing farm stands on one-acre lots but restricting them from recorded subdivisions. Sherry Tate voiced her support, stating that most farm stands focus on genuine farm products and that this adds value to the community. Gary Cupp agreed but warned that allowing commercial products could lead to abuse in the future. Dayton Hall confirmed the Council's interest in counting products grown in the area as part of the agricultural portion. Mr. Cupp clarified that the intent is to maintain the operation as a farm stand rather than a farm store, with non-local products pushing it toward the latter. Mr. Hall also confirmed the Council's desire to prohibit these uses in recorded subdivisions and consider a minimum acreage requirement of one or two acres. Mr. Cupp confirmed that the percentage requirements would remain unchanged. Councilman Fawcett expressed a preference for allowing farm produce to be sold regardless of where it is grown. Mr. Hall suggested language specifying that the sales area should be primarily devoted to accessory items. Mr. Garner stated that the 50% requirement would work for their operation and expressed support for the proposed ordinance.

Kevin Thomas motioned to continue Ordinance 2025-08 amending Title 10, Chapters 3, 7, 12, and 14 regarding farm stands for two weeks. Motion died for lack of second.

Council made changes to the proposed ordinance by allowing them on a lot that has a minimum of one acre and the area of the structure shall be primarily devoted to the sale of agriculture items. In order to capture all the changes correctly, it was decided that continuing it would be a better solution.

Joseph Prete motioned to continue Ordinance 2025-08 amending Title 10, Chapters 3, 7, 12, and 14 regarding farm stands for two weeks. Seconded by Kevin Thomas. Motion carried unanimously.

9. Consideration and possible approval of amendment to Resolution 2025-22, appointing Michael Johns as the representative to Utah Associated Municipal Power Systems (UAMPS) Board of Directors

Councilman Prete confirmed Mr. Johns had not served on the UAMPS board before, but he had worked with them on other projects. Mayor Billings added that Mike Ramirez and Brian Anderson are alternates on the board, but they are not able to vote.

Joseph Prete motioned to approve Resolution 2025-22 appointing Michael Johns as the representative to Utah Associated Municipal Power Systems (UAMPS) Board of Directors. Seconded by Kevin Thomas. Motion carried unanimously.

10. Mayor, Council, and staff reports

None.

11. Continued training for municipal officials

No training was held.

12. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

David Hirschi motioned to go into a closed session to discuss the purchase of private property and water. Seconded by Joseph Prete. Motion carried unanimously.

Adjournment: Clark Fawcett motioned to adjourn at 9:30 p.m. Seconded by David Hirschi. Motion carried unanimously.



STAFF COMMENTS

Item: Consideration and possible approval of Ordinance 2025-12 amending Title 10, Chapter 43 regarding site-built dwelling units in platted RV parks; Land Use Code Amendment No. LUCA25-04.

Discussion: This item was tabled on June 5th. It was discussed further during a work meeting held on June 19th. Following that discussion, the majority of the Council indicated they were agreeable moving forward with continued consideration. – Cindy Beteag

Findings:

Recommendation:



Application

Application Accepted Date: 05/01/2025		Valuation		\$	0.00																		
Type of Improvement: Land Use Code Amendment Application		PERMIT FEES																					
Description:		Planning Fee		\$	500.00																		
Tenant / Project Name: Canyons RV Resort		Planning Fee		\$	500.00																		
Bldg. Address: 100N 2750 W		Sub Total:		\$	500.00																		
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00																		
Subdivision: Canyons RV Resort Phase:		Amount Paid:		\$	500.00																		
Block: Lot #: multiple Parcel ID #: Multiple Tax ID's		Remaining Due:		\$	0.00																		
Zone: MH/RV																							
Property Owner: Western Commercial Real Estate, PLLC																							
Permit Contact: Joby Venuti P:(435) 632-5629		<table border="1"><thead><tr><th>APPROVALS</th><th>DATE</th><th>INFO</th></tr></thead><tbody><tr><td>Setbacks</td><td>Front:</td><td>Rear:</td><td>Left:</td><td>Right:</td></tr><tr><td>Min.</td><td></td><td></td><td></td><td></td></tr><tr><td>Actual:</td><td></td><td></td><td></td><td></td></tr></tbody></table>				APPROVALS	DATE	INFO	Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
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Engineer of Record: Rosenberg & Associates																							
Email: brandona@racivil.com P: (435) 673-8586																							
General Contractor: Western CRE																							
License #: P: (435) 632-5629																							
City: State: Zip:																							
Email: joby@netutah.com																							
APPLICATION DETAILS																							
# of Units: 0 custom text:																							
						APPLICATION NUMBER: PLANLUCA25-04																	
						This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																	
						Applicant Name: Joseph Venuti																	
						Signature of Applicant/Authorized Agent or Owner: Date:																	
Application Approved By: Date:																							
Application Issued By: Date:																							
Receipt #: 230222562-05/01/25																							



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

LAND USE ORDINANCE TEXT AMENDMENT CHECKLIST

For office use only: \$500.00 Fee

The proposed text amendment would be to what Chapter and section of the current Land Use Code: _____

Section 10-43-6. D. 1.

The purpose this change would accomplish _____


See Attached

- 1) If the proposed request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The deadline for submission is 14 days prior to the desired meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

.....
I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Western Commercial Real Estate, PLLC Date: 05-01-2025

Signature: 
Joseph Venuti, Manager



STAFF COMMENTS

Agenda Date:	05/22/2025 - Planning Commission
Application Number:	LUCA25-04
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Joby Venuti
Agent:	Rosenberg & Associates
Request:	Amend Title 10, Chapter 43 regarding site built dwellings in platted RV parks.
Zoning:	Mobile Home/RV Park MH/RV
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

The applicant is requesting a change to the Hurricane City Land Use Code regarding permanent site-built dwellings (i.e. “stick-built” single-family homes) in platted RV parks. Generally, site-built units are not permitted in RV parks, since RV parks are intended for RV camping and some manufactured home use. The applicant is the developer within Canyons RV park. Canyons RV park is unusual due to the mostly permanent residential nature of a site that is a platted RV park subdivision. In 2019 the applicant petitioned the City to change the code to allow for stick-built dwelling units for lots in platted RV park subdivisions that were recorded prior to January 2020. This code was adopted with the following language: *“However, a site built dwelling unit up to 900 square feet inclusive of covered porches not exceeding 15’ high shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the County Recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50% of the lot in structures.” (HCC 10-43-6(D)(1))*

Because of the restrictions on building height and size included in the code cited above, the site-built dwellings constructed in Canyons RV park over the past several years have been built without garages. As the developer prepares additional lots, the applicant is requesting the height restriction be removed, so the buildings can be built with a garage and living space on the now-permissible second story. Staff does not have any inherent concerns with the proposal.

Recommendation:

The Planning Commission should consider the proposed ordinance amendment and any public comments received at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-43-6. Development standards.

The development of a manufactured home park or subdivision, or recreational vehicle park shall conform to applicable standards and requirements of this section and as set forth in table 10-43-1 of this section unless modified by a planned development approved pursuant to chapter 23 of this title.

A. *General requirements.*

1. *Layout.* Land not contained within individual lots or spaces, roads, or parking shall be set aside and developed as parks, playgrounds, trails, and service areas for the common use and enjoyment of occupants of the development, and the visitors thereto.
2. *Location.*
 - a. A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;
 - b. A recreational vehicle park should generally be located:
 - (1) Adjacent to or in close proximity to a major collector or arterial road as shown in the City's transportation master plan;
 - (2) Near adequate shopping facilities.
3. *Plan preparation.* Plans for a manufactured home park or subdivision or recreational vehicle park shall be prepared by a licensed architect, licensed engineer, and/or licensed land surveyor.

B. *Building standards.* All standards shown in table 10-43-1 of this section must be met.

C. *Site improvements.*

1. *Access to lots and spaces.* Sufficient access shall be provided to each manufactured home or recreational vehicle lot or space to allow maneuvering of homes or vehicles into position.
 - a. The accessway shall be kept free from trees and other obstructions.
 - b. Paving under a manufactured home is not required if adequate support is provided as required by applicable building codes. Use of planks, steel mats or other means to support the manufactured home during placement is allowed so long as the same are removed upon completion of placement.
2. *Common area.* Except for a manufactured home subdivision, one or more common areas equal to at least ten percent of the land area of the development shall be set aside for the joint use and enjoyment of occupants. Land covered by vehicular roadways, sidewalks, and off street parking shall not be included in calculating this ten percent common area requirement; provided, however, that in initial phases of development, the minimum area shall be not less than one-half acre or ten percent of the land area under development, whichever is greater.
3. *Connection to City services.* Each manufactured home or recreational vehicle shall be connected to the City water system and the Ash Creek special service district wastewater disposal system, except as otherwise allowed by the regulations for such systems.
4. *Landscaping.* Any area not covered by a manufactured home or recreational vehicle, hard surfacing, or a building shall be landscaped per an approved site plan.
5. *Laundry.* A laundry may be provided for the convenience of residents within a manufactured home park or subdivision or recreational vehicle park, but not for the general public.

-
6. *Lighting.* Lighting shall be provided to meet safety standards and the lighting guidelines in section 10-33-7 of this title and shall be shown on the site plan.
 7. *Parking.* Off street parking requirements for a manufactured home park or subdivision or recreational vehicle park shall be provided on each lot or space as follows:
 - a. Manufactured home park or subdivision: two parking spaces per lot or space.
 - b. Recreational vehicle park: one parking space per RV space.
 - c. Each parking space shall have a minimum width of nine feet and minimum depth of 18 feet.
 - d. Before a lot or space may be occupied, all off street parking areas and driveways shall be surfaced with a material acceptable to the City.
 8. *Roadway design.* Accessways within a manufactured home park or recreational vehicle park shall conform to construction design standards and specifications adopted by the City unless modified by a planned development approved pursuant to chapter 23 of this title.
 9. *Roads within a manufactured home subdivision.* Roads within a manufactured home subdivision shall conform to construction design standards and specifications adopted by the City unless modified by a planned development approved pursuant to chapter 23 of this title.
 10. *Skirting.* Each manufactured home shall be skirted.
 11. *Storage, waste receptacles, and additions.*
 - a. All storage and solid waste receptacles other than individual homeowner trash receptacles shall be contained within an enclosure at least six feet high.
 - b. All patios, carports, garages and other additions to a manufactured home shall be compatible in design and construction with the associated home. Such facilities shall be constructed in accordance with applicable building codes and kept in good repair.
 12. *Storm drainage facilities.* Storm drainage facilities shall be constructed to protect residents of the development as well as adjacent property owners in accordance with applicable provisions of this Code and the adopted storm drainage plan as reasonably determined by the City Engineer.
- D. *Standards specific to recreational vehicle parks.*
1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel. However, a site built dwelling unit up to a footprint of 900 square feet inclusive of covered porches and a maximum height of 35 feet shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the county recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50 percent of the lot in structures.
 2. Recreational vehicle parks shall not be designed for use as permanent residences, except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.
 3. Reserved.
 4. Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.

5. Each recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability.
6. No permanent room additions shall be attached to recreational vehicles, nor shall any permanent structure be constructed on a recreational vehicle lot except shade structures open on three sides that conform to current NFPA standards for recreational vehicle parks and campgrounds.
7. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each 40 spaces, or fraction thereof, is required.
8. Conversion of an established residential park to another residential use shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required.

E. *Table 10-43-1.*

TABLE 10-43-1
DEVELOPMENT STANDARDS MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS AND
SUBDIVISIONS

Development standard	Manufactured home subdivision	Manufactured home park	Recreational vehicle park
General standards:			
Location	See subsection A2 of this section		
Minimum development size	10 acres	10 acres	5 acres
Ownership	Individual lots	Park must remain single parcel	Park must remain single parcel
Plan preparation	Licensed architect, licensed engineer and/or licensed land surveyor required; see subsection A3 of this section		
Required zone	MH/RV; see chapter 13 of this title		
Building standards:			
Maximum height, service building	35 ft.	35 ft.	35 ft.
Maximum height, accessory building	12 ft.	12 ft.	12 ft.
Lot/space standards:			
Minimum lot/space area	5,700 sq. ft.	4,000 sq. ft.	1,000 sq. ft.
Minimum lot/space width	60 ft.	50 ft.	As allowed under the NFPA 1194 standard for RV parks and

			campgrounds as it currently exists and as it may be amended in the future
Minimum lot/space depth	95 ft.	70 ft.	40 ft.
Setback standards:			
Front yard	15 ft.	15 ft.	5 ft.
Rear yard	10 ft.	10 ft.	5 ft.
Side yard, interior	10 ft.	8 ft.	7 ft.
Side yard, street	20 ft.	15 ft.	7 ft.
Accessory building	5 ft.; if adjacent to exterior boundary or utility easement, then 10 ft.	3 ft.; if adjacent to exterior boundary or utility easement, then 7.5 ft.	5 ft.
Separation between structures	20 ft.	20 ft.	14 ft.
Site improvements:			
Access to lots and spaces	Sufficient area to maneuver homes or vehicles required; see subsection C1 of this section		
Common area	Not required	10% of land area; see subsection C2 of this section	
Connection to City services	Must connect to City water system and Ash Creek special service district wastewater disposal system; see subsection C3 of this section		
Landscaping	Open and unpaved areas must be landscaped; see subsection C4 of this section		
Laundry	Laundry may be provided for residents, but not general public; see subsection C5 of this section		
Roadway and accessway design	See subsections C8 and C9 of this section		

(Ord. 2014-10, 11-6-2014; Ord. 2019-04, 5-2-2019; Ord. 2020-05, 2-6-2020; Ord. No. 2023-13, 8-3-2023)

Created: 2025-05-09 16:10:59 [EST]

(Supp. No. 4, Update 1)

This request is to change the language in Section 10-43-6. D. 1. to read - a site built dwelling unit **with a footprint** up to 900 square feet... No other changes are being requested

This request is being made so that the buyers can add garages in the 900 s.f. on the main floor and a second floor for living in the small houses being constructed in the Canyons. The second floor would allow the houses to be approximately 1,250 s.f. to 1,400 s.f.

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 10, CHAPTER 43 WITH REGARDS TO DEVELOPMENT STANDARDS FOR SITE BUILT DWELLING UNITS IN PLATTED RV PARK SUBDIVISIONS

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 10, Chapter 43 of the Hurricane City Code governing development standards for site built dwelling units in platted RV park subdivisions; and

WHEREAS, the City Council deems this amendment necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane; and

WHEREAS, the Planning Commission of Hurricane City has recommended approval of the changes;

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10, Chapter 43, Section 10-43-6(D)(1) of the Hurricane City Code is amended to read as follows:

D. Standards specific to recreational vehicle parks.

1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel. However, a site built dwelling unit up to a footprint of 900 square feet inclusive of covered porches and a maximum height of 35 feet shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the county recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50 percent of the lot in structures.

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 43, Section 10-43-6(E) of the Hurricane City Code is amended to read as follows:

E. Table 10-43-1.

TABLE 10-43-1
DEVELOPMENT STANDARDS MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS
AND SUBDIVISIONS

Development standard	Manufactured home subdivision	Manufactured home park	Recreational vehicle park
General standards:			
Location	See subsection A2 of this section		
Minimum development size	10 acres	10 acres	5 acres

Ownership	Individual lots	Park must remain single parcel	Park must remain single parcel
Plan preparation	Licensed architect, licensed engineer and/or licensed land surveyor required; see subsection A3 of this section		
Required zone	MH/RV; see chapter 13 of this title		
Building standards:			
Maximum height	35 ft.	35 ft.	35 ft.
Maximum height, accessory building	12 ft.	12 ft.	12 ft.
Lot/space standards:			
Minimum lot/space area	5,700 sq. ft.	4,000 sq. ft.	1,000 sq. ft.
Minimum lot/space width	60 ft.	50 ft.	As allowed under the NFPA 1194 standard for RV parks and campgrounds as it currently exists and as it may be amended in the future
Minimum lot/space depth	95 ft.	70 ft.	40 ft.
Setback standards:			
Front yard	15 ft.	15 ft.	5 ft.
Rear yard	10 ft.	10 ft.	5 ft.
Side yard, interior	10 ft.	8 ft.	7 ft.
Side yard, street	20 ft.	15 ft.	7 ft.
Accessory building	5 ft.; if adjacent to exterior boundary or utility easement, then 10 ft.	3 ft.; if adjacent to exterior boundary or utility easement, then 7.5 ft.	5 ft.
Separation between structures	20 ft.	20 ft.	14 ft.
Site improvements:			
Access to lots and spaces	Sufficient area to maneuver homes or vehicles required; see subsection C1 of this section		
Common area	Not required	10% of land area; see subsection C2 of this section	

Connection to City services	Must connect to City water system and Ash Creek special service district wastewater disposal system; see subsection C3 of this section
Landscaping	Open and unpaved areas must be landscaped; see subsection C4 of this section
Laundry	Laundry may be provided for residents, but not general public; see subsection C5 of this section
Roadway and accessway design	See subsections C8 and C9 of this section

NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
3. This Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 5th day, June 2025.

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 5th day of June 2025. Whereupon a motion to adopt

and approve said Ordinance was made by _____ and seconded by
_____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

Cindy Beteag, Recorder



STAFF COMMENTS

Item: Reconsideration of Ordinance ZC24-06 and PSP24-09, a Zone Change Amendment and a Preliminary Site Plan request located at approximately 5210 W 2250 S from A-5 (Agricultural, one unit per 5 acres) to RR (Recreation Resort) affecting parcel numbers H-4138-A, H-4138-G, and H-4-2-15-112.

Discussion:

This item is for the rezoning of 3.37 acres to Recreation Resort in Pecan Valley, with the site plan showing 17 Recreation Resort units on the 3.37 acres. It was approved on February 6, 2025, and the City Attorney was authorized to amend the existing development agreement consistent with the Council's approval. However, the City Attorney and the applicant disagree on the density transfer approved by the Council, so the item is back on the agenda for the Council's reconsideration. This item was added to the agenda after the cutoff deadline, which was approved by three Council members as required by the Council's rules of procedure. A short history of the resort will be helpful to understand the issue. The initial portions of the resort (on the north side) were approved without a development agreement. Unless modified by a site plan or a development agreement, Recreational Resort zoning is allowed densities of 15 units per acre. Based on approved construction drawings and preliminary plats, the number of units in the initial north end of the resort is expected to be 208 units. In 2022, the Council approved rezoning an additional 18.09 acres (on the south side) to a combination of Recreation Resort Zoning and long-term housing within a PDO, and the 2022 approval was conditioned on a development agreement that limited the number of Recreational Resort units to 236. The initial resort area on the north side is not subject to the 2022 development agreement, so the total Recreation Resort units is expected to be a total of 444 (208 on the north side and 236 on the south side under the development agreement).

When the Council discussed the requested zone change on February 6, 2025, it was presented as a "transfer" of units from other areas of the resort, so it would not result in an increase in density. Also, the City Attorney was directed to amend the existing development agreement, meaning that the transfer of units would come from the 236 units allowed under the development agreement for the resort area on the south end.

Consistent with the Council's approval and the discussion, the City Attorney prepared an amendment to the development agreement that incorporates the 3.37 acres into the Recreation Resort area, but states that all unit counts and caps in the development agreement will remain the same, meaning there is no density increase. The applicant has refused to sign the amendment to the development agreement.

The north side of the resort was formerly granted a preliminary plat application for 222 units, but the development has been amended now so that only 208 units are expected. The applicant's request is that the "unused" density on the north side of the resort (14 units) should be available to go towards the additional 17 units planned on the 3.37 acres to be rezoned to Recreation Resort. The applicant argues that the increased density is justified because (1)

some units initially separately platted were combined into larger units; (2) some units were removed to accommodate parking needs; and (3) the applicant was required to dedicate portions of planned roadways. In response, City staff note (1) that combining multi-unit buildings into one large building will reduce the unit count but may not reduce the impact; (2) that accommodating parking needs is the obligation of the developer—not the City; and (3) that dedicating planned roadways as part of development does not normally justify an increase in density.

The Council has two general options:

(1) add the 3.37 acres to the development agreement property as Recreation Resort, but keep the overall cap for the property at 236 units. This option will maintain current approved densities.

(2) add the 3.37 acres and the original resort property on the north side to the development agreement and cap the total number of Recreation Resort units at 458 (222+236). This option will result in a net increase of 14 Recreation Resort units.

Recommendation: Provide clear direction regarding the permitted densities of Recreation Resort units related to adding the 3.37 acres to the Recreation Resort zoning of the Pecan Valley Project.

When Recorded return to:

Hurricane City
City Recorder
147 N. 870 West
Hurricane, UT 84737

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
FOR PECAN VALLEY ZONE CHANGE**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR Pecan Valley Zone Change (“Amendment”) is made to be effective as of February 6, 2025 (the “Effective Date”), by and among Pecan Valley Development LLC, a Utah limited liability company (“Developer”) and HURRICANE CITY, a Utah municipal corporation and political subdivision of the State of Utah (“City”) (individually a “Party” and collectively the “Parties”).

RECITALS

A. The Parties entered into that certain Development Agreement (the “Original Agreement”) effective January 11th, 2023, and recorded in the office of the Washington County Recorder as Document #20230000908 on January 11, 2023.

B. The Developer is the owner of approximately 3.37 acres of land located in Hurricane City as is more particularly described as EXHIBIT A, attached hereto and incorporated herein by reference (the “Property”)

C. On February 6, 2025, the Parties agreed to amend the Original Agreement to incorporate the Property as part of the development described in the Original Agreement.

D. The City finds the proposed amendment is consistent with its authority to enter and amend Development Agreements under its Land Use Code and under Utah Land Use, Development, and Management Act, Utah Code §10-9a.et. seq.

AGREEMENT

Now, therefore, in consideration of the mutual covenants, conditions, and terms of this Amendment, as more fully set forth below, Owner, Developer, and City hereby agree to amend the Original Agreement as follows:

1. The Property is hereby incorporated into the Recreation Resort area described in section 2(b) of the Original Agreement. All unit counts and caps within the Original Agreement shall remain the same.

2. Except as expressly modified by this Agreement, all terms and conditions of the Original Agreement shall remain the same and in full force and effect.

IN WITNESS THEREOF, the Parties have executed this First Amendment to the Development Agreement on the dates indicated below, to be effective as of the date first written above.

DATED this _____ day of _____, 2025.

Developer:

Pecan Valley Development, LLC
a Utah limited liability company

Chris Wyler, Member

Subscribed and sworn to before me on this _____ day of _____, 2025.

Notary Public

City:

City of Hurricane

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder



STAFF COMMENTS

Item: Consideration and possible approval of a Proclamation declaring August 3-9, 2025, as Hurricane City Farmers Market Week.

Discussion: August 3–9 marks National Farmers Market Week and also coincides with the 5th anniversary of the Hurricane Farmers Market. In recognition of this milestone, representatives from the market have requested that the City Council consider a proclamation declaring August 3–9 as "Hurricane City Farmers Market Week." – Cindy Beteag

Findings:

Recommendation:

PROCLAMATION

WHEREAS, Hurricane farmers and ranchers provide citizens with access to healthy, locally, and regionally produced foods through farmers markets, which are expanding and evolving to accommodate the demand for a diverse array of agricultural products, and

WHEREAS, farmers markets and other agricultural direct marketing outlets provide infrastructure to assist in the distribution of farm and value-added products, thereby contributing approximately \$9 billion each year to the U.S. economy, and

WHEREAS, farmers markets serve as significant outlets by which small-to-medium, new and beginning, and veteran agricultural producers market agricultural products, generating revenue that supports the sustainability of family farms and the revitalization of rural communities nationwide, and

WHEREAS, the Hurricane City Council and Mayor recognizes the importance of expanding agricultural marketing opportunities that assist and encourage the next generation of farmers and ranchers; generate farm income to help stimulate business development and job creation; build community connections through rural and urban linkages; and more;

WHEREAS, Hurricane Utah Farmers Market is expanding access to fresh food to the community through multiple produce incentive programs and education.

WHEREAS, National Farmers Market Week aligns with the anniversary of five years of continuous seasonal operation of the Hurricane Utah Farmers Market.

NOW, THEREFORE, to further awareness of farmers markets' contributions to Hurricane City life, I, Nanette Billings, Mayor, and the Hurricane City Council do hereby declare the week of August 3-9, 2025, as Hurricane City Farmers Market Week, in conjunction with the observance of National Farmers Market Week. I call upon Hurricane citizens to celebrate farmers markets with appropriate observance and activities.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of July 2025.

Nanette Billings, Mayor

[Seal] Attest:

Cindy Beteag, City Recorder

The foregoing Proclamation was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 3rd day of July, 2025. Whereupon a motion to adopt and approve said Proclamation was made by _____ and seconded by _____. A roll call vote was then taken with the following results.

	Yea	Nay	Abstain	Absent
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag, Recorder



STAFF COMMENTS

Item: Consideration and possible approval of Ordinance 2025-15 amending Title 10, Chapters 12-17, regarding allowed-use table updates; Land Use Code Amendment No. LUCA25-07.

Discussion: Planning staff proposes updates to the use tables in Chapters 12 through 17 of Title 10 for the purpose of updating and standardizing the use tables for the various zoning districts. The use tables listed in the current City Code are inconsistent and differ appreciably among the various zoning districts, which is confusing to the public and presents the possibility for legal challenges to staff decisions and interpretations regarding allowed uses. Key changes in the proposed code update include:

- Providing the same master list of uses for each zoning district;
- Allowing self-storage facilities in industrial zones only; and
- Prohibiting takeoff and landing of aircraft in all zones (hospitals excluded).

Planning Commission Meeting

A public hearing on the item was held at the June 26, 2025, planning commission meeting and no public comments or objections were received. The planning commissioners discussed the item and agreed with standardizing the use tables to create consistency in the various zoning districts. The Planning Commission unanimously recommended approval of the proposed code update. – Gary Cupp

Findings:

Recommendation:



STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	LUCA25-07
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapters 12 through 17 to update and standardize the use tables.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion:

Planning staff proposes updates to the use tables in Chapters 12 through 17 of Title 10 for the purpose of updating and standardizing the use tables for the various zoning districts. The use tables listed in the current City Code are inconsistent and differ appreciably among the various zoning districts, which is confusing to the public and presents the possibility for legal challenges to staff decisions and interpretations regarding allowed uses. Key changes in the proposed code update include:

- Providing the same master list of uses for each zoning district;
- Allowing self-storage facilities in industrial zones only; and
- Prohibiting takeoff and landing of aircraft in all zones (hospitals excluded).

Recommendation:

The Planning Commission should consider the proposed ordinance amendment and any public comments received at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-14-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
Agricultural Uses:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Agriculture Residential	P	P
Agritourism	N	N
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P ³
Stable, private	P	P
Stable, public	P	N
Residential Uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse or casita	P	P
Home based business ²	P	P

Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Residential hosting facility ⁶	P	P
Rehabilitation/treatment facility	N	N
Transitional housing facility	N	N
Public and Civic Uses:		
Airport	N	N
Auditorium or stadium	N	N
Bus terminal	N	N
Cemetery	P	P
College or university	N	N
Correctional facility	N	N
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Post Office	N	N
Protective service	P	P
Reception center	C	C
School, elementary, middle, or high	N	N
School, vocational	N	N
Utility, minor	N	N
Utility, major	N	N
Utility substation	N	N
Commercial Uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bail bond service	N	N
Bank or financial institution	N	N
Bed and breakfast inn	N	N
Business equipment rental, services, and supplies	N	N
Car Wash	N	N

Club, Private	N	N
Child care center	N	N
Construction sales and service	N	N
Convenience store	N	N
Farm stand ⁵	P	P
Funeral home	N	N
Gas and fuel, storage and sales	N	N
Gasoline service station	N	N
Garden center	N	N
Hostel	N	N
Hotel	N	N
Kennel, commercial	N	N
Laundry or dry cleaning, limited	N	N
Liquor store	N	N
Licensed family child care ²	P	P
Media service	N	N
Medical or dental laboratory	N	N
Medical service	N	N
Motel	N	N
Office, general	N	N
Parking garage, public	N	N
Parking lot, public	N	N
Pawnshop	N	N
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Printing and copying, limited	N	N
Printing, general	N	N
Produce stand	P	P
Recreation and entertainment, indoor	N	N
Recreation and entertainment, outdoor	N	N
Recreational vehicle park	N	N
Repair service	N	N
Residential certificate child care facility ²	P	P
Restaurant, fast food	N	N
Restaurant, general	N	N
Retail, general	N	N
Secondhand store	N	N
Shopping center	N	N
Short-term rental ⁴	N	N
Tattoo establishment	N	N

Tavern	N	N
Transportation service	N	N
Vehicle and equipment rental or sale	N	N
Vehicle and equipment repair, limited	N	N
Vehicle and equipment repair, general	N	N
Vehicle repair, limited	N	N
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial Uses:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy Industry	N	N
Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N
Other Uses:		
Takeoff and landing of aircraft	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
5. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to Chapter 7, section 10-7-9.
6. See chapter 51 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

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2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following:

Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Agricultural Uses:					
Accessory building	N	N	N	N	N
Agricultural business	N	N	N	N	N
Agricultural industry	N	N	N	N	N
Agriculture	N	N	N	N	N
Agriculture Residential	N	N	N	N	N
Agritourism	N	N	N	N	N
Animal specialties	N	N	N	N	N
Animals and fowl for recreation and family food production	N	N	N	N	N
Stable, private	N	N	N	N	N
Stable, public	N	P	P	P	P
Residential Uses:					
Assisted living facility	P	N	N	P	P
Boarding house	N	N	N	N	N
Building, accessory	P	N	N	P	P
Dwelling, earth sheltered	N	N	N	N	N
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, single family with single accessory dwelling unit ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Guesthouse or casita	N	N	N	N	N
Home based business ²	P	P	P	P	P

Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Residential hosting facility ⁶	P	P	P	P	P
Transitional housing facility	N	N	N	N	N
Public and Civic Uses:					
Airport	N	N	N	N	N
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
College or university	P	P	P	P	P
Correctional facility	N	N	N	N	N
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
College or university	P	P	P	P	P
Correctional facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
School, elementary, middle, or high	P	P	P	P	P
School, vocational	P	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation	N	N	N	N	N
Commercial Uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N

Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Farm stand	N	N	N	N	N
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service, home based	P	P	P	P	P
Personal instruction service, home based	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N

Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Short-term rental	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial Uses:					
Automobile wrecking yard	N	N	N	N	N
Freight terminal	N	N	N	N	N
Heavy Industry	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N
Laundry services	N	N	N	P	N
Manufacturing, general	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N
Mineral extraction	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
Other Uses:					
Takeoff and landing of aircraft (hospitals exempted) ⁵	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.

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5. Takeoff and landing of aircraft at hospitals or medical facilities for the purpose of medical transport (e.g., "life flights", organ deliveries, delivery of medical supplies and equipment, or other urgent circumstances) shall be allowed.
 6. See chapter 51 of this title.
- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in commercial zones shall include, but not be limited to, the following:
 - Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.
 - Accessory dwelling units for security and maintenance personnel.
 - Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.
 - Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
 - Recreational areas and facilities for the use of employees.
 - Recycling collection stations.
 - Refreshment stands and food and beverage sales located in uses involving public assembly.
 - Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-12, 5-5-2022; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2024-13, 11-7-2024; Ord. No. 2024-14, 11-21-2024)

Sec. 10-16-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 10-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-16-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-16-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
BUSINESS AND INDUSTRIAL ZONES

Uses	Zones			
	BMP	PO	M-1	M-2
Agricultural Uses:				
Accessory building	P	P	P	P
Agricultural business	N	N	N	N
Agricultural industry	N	N	P	N
Agriculture	N	N	N	N
Agriculture residential	N	N	N	N
Agritourism	N	N	N	N
Animal specialties	N	N	P	N
Animals and fowl for recreation and family food production	N	N	N	N
Stable, private	N	N	N	N
Stable, public	N	N	N	N
Residential Uses:				
Building, accessory	P	P	P	P
Assisted living facility	N	N	N	N
Boarding house	N	N	N	N
Dwelling, earth sheltered	N	N	N	N
Dwelling, multiple-family	N	N	N	N
Dwelling, single-family	N	N	N	N
Dwelling, single-family with single accessory dwelling unit	N	N	N	N
Dwelling, temporary	N	N	N	N
Dwelling, two-family	N	N	N	N
Guesthouse or casita	N	N	N	N

Home based business	N	N	N	N
Manufactured/mobile home park	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N
Manufactured home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	P	P	P	P
Residential hosting facility	N	N	N	N
Residential facility for elderly persons ¹	P	P	N	N
Residential facility for persons with a disability ¹	P	N	N	N
Residential facility for troubled youth	N	N	P	N
Transitional housing facility	N	N	P	N
Public and Civic Uses:				
Airport	N	N	N	N
Auditorium or stadium	N	N	N	N
Bus terminal	P	N	N	N
Cemetery	N	N	N	N
Church or place of worship	P	P	N	N
Club or service organization	P	P	N	N
College or university	P	P	N	N
Convalescent care facility	P	N	N	N
Correctional facility	N	N	N	N
Cultural service	P	P	N	N
Golf course	N	N	N	N
Government service	P	P	N	N
Hospital	P	P	N	N
Operations center	P	N	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	P	P	N	N
School, elementary, middle, or high	N	N	N	N
School, vocational	P	P	P	P
Utility, major ³	N	P	P	P
Utility, minor ³	P	P	P	P
Utility substation	N	N	N	N
Commercial Uses:				
Agricultural sales and service	P	N	P	P
Animal hospital	P	P	N	N
Bail bond service	P	P	P	P
Bank or financial institution	P	P	N	N

Bed and breakfast inn	N	N	N	N
Business equipment rental, services, and supplies	P	N	P	N
Car Wash	N	N	N	N
Child care center	P	N	P	N
Club, private	P	N	N	N
Construction sales and service	P	N	P	P
Convenience store	P	N	P	P
Farm stand	N	N	N	N
Funeral home	P	N	N	N
Garden center	P	N	N	N
Gas and fuel, storage and sales	N	N	P	P
Gasoline service station	P	N	P	P
Hostel	P	N	N	N
Hotel	P	N	N	N
Kennel, commercial	P	P	P	P
Laundry or dry cleaning, limited	P	N	N	N
Licensed family child care	N	N	N	N
Liquor store	P	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	P	P	P	P
Medical service	P	P	N	N
Motel	P	N	N	N
Office, general	P	P	N	N
Parking garage, public	P	P	P	P
Parking lot, public	P	P	P	P
Pawnshop	P	N	N	N
Personal care service, home based ²	P	P	N	N
Personal instruction service, home based ²	P	P	N	N
Printing and copying, limited	P	P	P	N
Printing, general	P	N	P	P
Produce stand	N	N	N	N
Recreation and entertainment, indoor	P	N	N	N
Recreation and entertainment, outdoor	P	N	N	N
Recreational vehicle park	N	N	N	N
Repair service	P	N	P	N
Research service	P	P	P	P
Residential certificate child care	N	N	N	N
Restaurant, fast food	P	N	N	N
Restaurant, general	P	P	N	N
Retail, general	P	N	N	N

Secondhand store	P	N	N	N
Shopping center	N	N	N	N
Short-term rental	N	N	N	N
Tattoo establishment	P	N	N	N
Tavern	P	N	N	N
Transportation service	P	N	P	P
Vehicle and equipment rental or sale	P	N	P	N
Vehicle and equipment repair, limited	P	N	P	P
Vehicle and equipment repair, general	P	N	P	P
Vehicle repair, limited	P	N	P	P
Veterinary service	P	N	N	N
Warehouse, self-service storage	P	N	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial Uses:				
Automobile wrecking yard	N	N	C	C
Freight terminal	N	N	P	P
Heavy industry	N	N	N	P
Junk or salvage yard	N	N	N	N
Laundry services	P	N	P	P
Manufacturing, general	P	N	P	P
Manufacturing, limited	P	N	P	P
Mineral extraction	N	N	N	P
Wholesale and warehousing, general	P	N	P	P
Wholesale and warehousing, limited	P	N	P	P
Other Uses:				
Takeoff and landing of aircraft	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

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1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in business and industrial zones shall include, but not be limited to, the following:

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Dwelling units for security and maintenance personnel.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-11, 11-17-2016; Ord. 2020-28, 12-17-2020; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-17-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within open space or public facility zones shall be as set forth in table 10-17-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-17-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-17-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
OPEN SPACE AND PUBLIC FACILITY ZONES

Use	Zones	
	OS	PF
Agricultural Uses:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Agriculture Residential	N	N
Agritourism	N	N
Animal specialties	P	N
Animals and fowl for recreation and family food production	N	N
Stable, private	P	N
Stable, public	N	N
Residential Uses:		
Assisted living facility	N	N
Building, accessory	N	N
Boarding House	N	N
Dwelling, earth sheltered	N	N
Dwelling, multiple-family	N	N
Dwelling, single-family	N	N
Dwelling, single-family with single accessory dwelling unit	N	N
Dwelling, temporary	N	N
Dwelling, two-family	N	N
Guesthouse or casita	N	N
Home based business	N	N
Manufactured home	N	N

Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	N	N
Residential facility for elderly persons	N	N
Residential facility for persons with a disability	N	N
Residential facility for troubled youth	N	N
Residential hosting facility	N	N
Rehabilitation/treatment facility	N	N
Transitional housing facility	N	N
Public and Civic Uses:		
Airport	N	P
Auditorium or stadium	N	P
Bus terminal	N	P
Cemetery	N	P
Convalescent care facility	N	N
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
Correctional facility	N	P
Cultural service	N	P
Golf course	N	P
Government service	N	P
Hospital	N	P
Operations center	N	P
Park	P	P
Post office	N	P
Protective service	N	P
Reception center	N	P
School, elementary, middle, or high	N	P
School, vocational	N	P
Stable, public	N	N
Utility, major ²	P	P
Utility, minor ²	P	P
Utility substation ²	P	P
Commercial Uses:		
Agricultural sales and service	N	N
Animal hospital	N	N
Bail bond service	N	N
Bank or financial institution	N	N
Bed and breakfast inn	N	N

Business equipment rental, services, and supplies	N	N
Car Wash	N	N
Child care center ¹	N	P
Club, private	N	N
Convenience store	N	N
Farm stand	N	N
Funeral home	N	P
Gas and fuel, storage and sales	N	N
Gasoline service station	N	N
Garden center	N	N
Hostel	N	N
Hotel	N	N
Kennel, commercial	N	N
Laundry or dry cleaning, limited	N	N
Liquor store	N	P
Licensed family child care	N	N
Media service	N	N
Medical or dental laboratory	N	P
Medical service	N	N
Motel	N	N
Office, general	N	N
Parking garage, public	N	P
Parking lot, public	N	P
Pawnshop	N	N
Personal care service, home based	N	N
Personal instruction service, home based	N	N
Printing and copying, limited	N	N
Printing, general	N	N
Produce stand	N	N
Recreation and entertainment, indoor	N	N
Recreation and entertainment, outdoor	N	P
Recreational vehicle park	N	N
Repair service	N	N
Research service	N	N
Residential certificate child care	N	N
Restaurant, fast food	N	N
Restaurant, general	N	N
Retail, general	N	N
Secondhand store	N	N
Shopping center	N	N
Short-term rental	N	N

Tattoo establishment	N	N
Tavern	N	N
Transportation service	N	N
Vehicle and equipment rental or sale	N	N
Vehicle and equipment repair, limited	N	N
Vehicle and equipment repair, general	N	N
Vehicle repair, limited	N	N
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial Uses:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy Industry	N	N
Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N
Other Uses:		
Takeoff and landing of aircraft	N	N

Notes:

1. See chapter 42 of this title.
2. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-17-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in public facility zones shall include, but not be limited to, the following:

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Recreational areas and facilities.

Refreshment stands and food and beverage sales located in uses involving public assembly.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2018-01, 2-15-2018; Ord. No. 2025-05, 4-3-2025)

Sec. 10-13-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-13-1
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones								
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1	RM-2	RM-3	MH/RV
Agricultural Uses:									
Accessory building	P	P	P	P	N	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P	P
Agritourism	N	N	N	N	N	N	N	N	N
Animal specialties	P	P	N	N	N	N	N	N	N
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	P ³	N	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N	N
Residential Uses:									
Assisted living facility	C	C	C	C	C	N	N	N	N

Boarding house	N	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	N	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	N	N	P	P	P	N
Guesthouse or casita	P	P	P	N	N	N	N	N	N
Home based business ²	P	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N	N

Transitional housing facility	N	N	N	N	N	N	N	N	N
Residential hosting facility ⁶	P	P	P	P	N	N	N	N	N
Public and Civic Uses:									
Airport	N	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	N	P	P	P	P
Government service	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N	N
School, elementary, middle, or high	P	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	N

Utility, minor ⁷	P	P	P	P	P	P	P	P	P
Utility substation	N	N	N	N	N	N	N	N	N
Commercial Uses:									
Agricultural sales and service	N	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N	N
Bed and breakfast inn	N	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P	P	P	P	P
Residential certificate child care ²	P	P	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N	N	N
Farm stand	N	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N	N

Hostel	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N	N	N
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N	N

Research service	N	N	N	N	N	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N	N
Short term rental ^(4 & 5)	P	P	P	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N	N
Transportation service	N	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title								
Industrial Uses:									
Automobile wrecking yard	N	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N	N

Manufacturing, limited	N	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N	N
Other Uses:									
Takeoff and landing of aircraft	N	N	N	N	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in title 3 of this Code.
5. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
6. See chapter 51 of this title.
7. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential zones shall include, but not be limited to, the following:
Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets, as defined in section 10-3-4.

Nurseries and greenhouses, when used for family food production.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2024-07, 1-2-2025)

Sec. 10-12-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural Uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agriculture Residential	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Stable, public	P	P	P	P	C
Residential Uses:					
Assisted living facility	P	P	P	P	N
Building, accessory	P	P	P	P	P
Boarding house	N	N	N	N	N
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, multiple-family	N	N	N	N	N
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
Dwelling, two-family	N	N	N	N	N
Guesthouse or casita	P	P	P	P	P

Home based business ²	P	P	P	P	P
Manufactured home	P	P	P	P	P
Manufactured/mobile home park	N	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	N
Residential facility for persons with a disability ¹	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
Residential hosting facility ⁴	P	P	P	P	P
Rehabilitation/treatment facility	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and Civic Uses:					
Airport	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N
Bus terminal	N	N	N	N	N
Cemetery	P	P	P	P	P
College or university	P	P	P	P	P
Correctional facility	N	N	N	N	N
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Government Service	N	N	N	N	N
Hospital	N	N	N	N	N
Operations Center	N	N	N	N	N
Park	P	P	P	P	P
Post Office	N	N	N	N	N
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
School, elementary, middle, or high	P	P	P	P	P
School, vocational	P	P	P	P	P
Utility, minor ⁵	P	P	P	P	P
Utility, major ⁵	P	P	P	P	P
Utility substation	N	N	N	N	N
Commercial Uses:					
Agricultural sales and service	P	P	C	C	N
Animal hospital	P	P	P	P	P
Bail bond service	N	N	N	N	N

Bank or financial institution	N	N	N	N	N
Bed and breakfast inn	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N
Car Wash	N	N	N	N	N
Club, Private	N	N	N	N	N
Child care center	N	N	N	N	N
Construction sales and service	N	N	N	N	N
Convenience store	N	N	N	N	N
Farm stand ³	P	P	P	P	P
Funeral home	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N
Gasoline service station	N	N	N	N	N
Garden center	P	P	P	P	P
Hostel	N	N	N	N	N
Hotel	N	N	N	N	N
Kennel, commercial	N	N	N	N	N
Laundry or dry cleaning, limited	N	N	N	N	N
Liquor store	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P
Media service	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N
Medical service	N	N	N	N	N
Motel	N	N	N	N	N
Office, general	N	N	N	N	N
Parking garage, public	N	N	N	N	N
Parking lot, public	N	N	N	N	N
Pawnshop	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N
Printing, general	N	N	N	N	N
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N
Repair service	N	N	N	N	N
Research service	N	N	N	N	N
Residential certificate child care ²	P	P	P	P	N
Restaurant, fast food	N	N	N	N	N
Restaurant, general	N	N	N	N	N

Retail, general	N	N	N	N	N
Secondhand store	N	N	N	N	N
Shopping center	N	N	N	N	N
Short-term rental	N	N	N	N	N
Tattoo establishment	N	N	N	N	N
Tavern	N	N	N	N	N
Transportation service	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N
Vehicle and equipment repair, limited	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Warehouse, self-service storage	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial Uses:					
Automobile wrecking yard	N	N	N	N	N
Freight terminal	N	N	N	N	N
Heavy Industry	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N
Laundry services	N	N	N	N	N
Manufacturing, general	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N
Mineral extraction	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
Other Uses:					
Takeoff and landing of aircraft	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to Chapter 7, section 10-7-9.
4. See chapter 51 of this title.
5. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in agricultural zones shall include, but are not limited to, the following:
Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Keeping of machinery, livestock, and farming equipment as needed for agricultural use.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Produce stands.

Swimming pools and hot tubs for use by residents and their guests.

Temporary real estate offices, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. 2020-03, 2-6-2020; Ord. No. 2022-61, 2-2-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 10, CHAPTERS 12 THROUGH 17 WITH REGARDS TO
UPDATES TO THE PERMITTED-USE TABLES**

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 10, Chapters 12 through 17 with regards to updates to the permitted-use tables; and

WHEREAS, the City Council deems this amendment necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane; and

WHEREAS, the Planning Commission of Hurricane City has recommended approval of the changes;

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10, Chapter 12, Section 10-12-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-12-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1

Agricultural Uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agriculture Residential	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Stable, public	P	P	P	P	C
Residential Uses:					
Assisted living facility	P	P	P	P	N
Building, accessory	P	P	P	P	P
Boarding house	N	N	N	N	N
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, multiple-family	N	N	N	N	N
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
Dwelling, two-family	N	N	N	N	N
Guesthouse or casita	P	P	P	P	P
Home based business ²	P	P	P	P	P
Manufactured home	P	P	P	P	P
Manufactured/mobile home park	N	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N	N

Protective housing facility	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	N
Residential facility for persons with a disability ¹	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
Residential hosting facility ⁴	P	P	P	P	P
Rehabilitation/treatment facility	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and Civic Uses:					
Airport	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N
Bus terminal	N	N	N	N	N
Cemetery	P	P	P	P	P
College or university	P	P	P	P	P
Correctional facility	N	N	N	N	N
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Government Service	N	N	N	N	N
Hospital	N	N	N	N	N
Operations Center	N	N	N	N	N
Park	P	P	P	P	P
Post Office	N	N	N	N	N
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
School, elementary, middle, or high	P	P	P	P	P

School, vocational	P	P	P	P	P
Utility, minor ⁵	P	P	P	P	P
Utility, major ⁵	P	P	P	P	P
Utility substation	N	N	N	N	N
Commercial Uses:					
Agricultural sales and service	P	P	C	C	N
Animal hospital	P	P	P	P	P
Bail bond service	N	N	N	N	N
Bank or financial institution	N	N	N	N	N
Bed and breakfast inn	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N
Car Wash	N	N	N	N	N
Club, Private	N	N	N	N	N
Child care center	N	N	N	N	N
Construction sales and service	N	N	N	N	N
Convenience store	N	N	N	N	N
Farm stand ³	P	P	P	P	P
Funeral home	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N
Gasoline service station	N	N	N	N	N
Garden center	P	P	P	P	P
Hostel	N	N	N	N	N
Hotel	N	N	N	N	N
Kennel, commercial	N	N	N	N	N
Laundry or dry cleaning, limited	N	N	N	N	N
Liquor store	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P
Media service	N	N	N	N	N

Medical or dental laboratory	N	N	N	N	N
Medical service	N	N	N	N	N
Motel	N	N	N	N	N
Office, general	N	N	N	N	N
Parking garage, public	N	N	N	N	N
Parking lot, public	N	N	N	N	N
Pawnshop	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N
Printing, general	N	N	N	N	N
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N
Repair service	N	N	N	N	N
Research service	N	N	N	N	N
Residential certificate child care ²	P	P	P	P	N
Restaurant, fast food	N	N	N	N	N
Restaurant, general	N	N	N	N	N
Retail, general	N	N	N	N	N
Secondhand store	N	N	N	N	N
Shopping center	N	N	N	N	N
Short-term rental	N	N	N	N	N
Tattoo establishment	N	N	N	N	N
Tavern	N	N	N	N	N
Transportation service	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N

Vehicle and equipment repair, limited	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Warehouse, self-service storage	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial Uses:					
Automobile wrecking yard	N	N	N	N	N
Freight terminal	N	N	N	N	N
Heavy Industry	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N
Laundry services	N	N	N	N	N
Manufacturing, general	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N
Mineral extraction	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
Other Uses:					
Takeoff and landing of aircraft	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to Chapter 7, section 10-7-9.
4. See chapter 51 of this title.
5. See chapter 45 of this title.

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- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in agricultural zones shall include, but are not limited to, the following:
 - Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.
 - Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
 - Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.
 - Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.
 - Household pets.
 - Keeping of machinery, livestock, and farming equipment as needed for agricultural use.
 - Nurseries and greenhouses.
 - Playhouses, patios, porches, gazebos, and incidental storage buildings.
 - Produce stands.
 - Swimming pools and hot tubs for use by residents and their guests.
 - Temporary real estate offices, subject to applicable standards of chapter 48, temporary uses, of this title.
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BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 13, Section 10-13-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-13-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-13-1
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones								
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1	RM-2	RM-3	MH/RV
Agricultural Uses:									
Accessory building	P	P	P	P	N	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P	P
Agritourism	N	N	N	N	N	N	N	N	N
Animal specialties	P	P	N	N	N	N	N	N	N
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	P ³	N	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N	N

Stable, public	N	N	N	N	N	N	N	N	N
Residential Uses:									
Assisted living facility	C	C	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	N	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	N	N	P	P	P	N
Guesthouse or casita	P	P	P	N	N	N	N	N	N
Home based business ²	P	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P	P

Residential facility for troubled youth	N	N	N	N	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N	N
Residential hosting facility ⁶	P	P	P	P	N	N	N	N	N
Public and Civic Uses:									
Airport	N	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	N	P	P	P	P
Government service	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N	N

School, elementary, middle, or high	P	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	N
Utility, minor ⁷	P	P	P	P	P	P	P	P	P
Utility substation	N	N	N	N	N	N	N	N	N
Commercial Uses:									
Agricultural sales and service	N	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N	N
Bed and breakfast inn	N	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P	P	P	P	P
Residential certificate child care ²	P	P	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N	N	N
Farm stand	N	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N	N

Garden center	N	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N	N	N
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N	N

Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N	N
Short term rental ^(4 & 5)	P	P	P	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N	N
Transportation service	N	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title								
Industrial Uses:									
Automobile wrecking yard	N	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N	N

Heavy industry	N	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N	N
Other Uses:									
Takeoff and landing of aircraft	N	N	N	N	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in title 3 of this Code.
5. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
6. See chapter 51 of this title.
7. See chapter 45 of this title.

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- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in residential zones shall include, but not be limited to, the following:
 - Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.
 - Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
 - Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.
 - Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.
 - Household pets, as defined in section 10-3-4.
 - Nurseries and greenhouses, when used for family food production.
 - Playhouses, patios, porches, gazebos, and incidental storage buildings.
 - Swimming pools and hot tubs for use by residents and their guests.

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 14, Section 10-14-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-14-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
Agricultural Uses:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Agriculture Residential	P	P
Agritourism	N	N
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P ³
Stable, private	P	P
Stable, public	P	N
Residential Uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse or casita	P	P
Home based business ²	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Residential hosting facility ⁶	P	P
Rehabilitation/treatment facility	N	N
Transitional housing facility	N	N
Public and Civic Uses:		
Airport	N	N

Auditorium or stadium	N	N
Bus terminal	N	N
Cemetery	P	P
College or university	N	N
Correctional facility	N	N
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Post Office	N	N
Protective service	P	P
Reception center	C	C
School, elementary, middle, or high	N	N
School, vocational	N	N
Utility, minor	N	N
Utility, major	N	N
Utility substation	N	N
Commercial Uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bail bond service	N	N
Bank or financial institution	N	N
Bed and breakfast inn	N	N
Business equipment rental, services, and supplies	N	N
Car Wash	N	N
Club, Private	N	N
Child care center	N	N
Construction sales and service	N	N
Convenience store	N	N
Farm stand ⁵	P	P
Funeral home	N	N
Gas and fuel, storage and sales	N	N
Gasoline service station	N	N
Garden center	N	N
Hostel	N	N
Hotel	N	N
Kennel, commercial	N	N
Laundry or dry cleaning, limited	N	N

Liquor store	N	N
Licensed family child care ²	P	P
Media service	N	N
Medical or dental laboratory	N	N
Medical service	N	N
Motel	N	N
Office, general	N	N
Parking garage, public	N	N
Parking lot, public	N	N
Pawnshop	N	N
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Printing and copying, limited	N	N
Printing, general	N	N
Produce stand	P	P
Recreation and entertainment, indoor	N	N
Recreation and entertainment, outdoor	N	N
Recreational vehicle park	N	N
Repair service	N	N
Residential certificate child care facility ²	P	P
Restaurant, fast food	N	N
Restaurant, general	N	N
Retail, general	N	N
Secondhand store	N	N
Shopping center	N	N
Short-term rental ⁴	N	N
Tattoo establishment	N	N
Tavern	N	N
Transportation service	N	N
Vehicle and equipment rental or sale	N	N
Vehicle and equipment repair, limited	N	N
Vehicle and equipment repair, general	N	N
Vehicle repair, limited	N	N
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial Uses:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy Industry	N	N

Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N
Other Uses:		
Takeoff and landing of aircraft	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. Existing whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
5. Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs require approval of a conditional use permit pursuant to Chapter 7, section 10-7-9.
6. See chapter 51 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following:

Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 15, Section 10-15-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Agricultural Uses:					
Accessory building	N	N	N	N	N
Agricultural business	N	N	N	N	N
Agricultural industry	N	N	N	N	N
Agriculture	N	N	N	N	N
Agriculture Residential	N	N	N	N	N
Agritourism	N	N	N	N	N
Animal specialties	N	N	N	N	N
Animals and fowl for recreation and family food production	N	N	N	N	N
Stable, private	N	N	N	N	N
Stable, public	N	P	P	P	P
Residential Uses:					
Assisted living facility	P	N	N	P	P
Boarding house	N	N	N	N	N
Building, accessory	P	N	N	P	P
Dwelling, earth sheltered	N	N	N	N	N

Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, single family with single accessory dwelling unit ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Guesthouse or casita	N	N	N	N	N
Home based business ²	P	P	P	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Residential hosting facility ⁶	P	P	P	P	P
Transitional housing facility	N	N	N	N	N
Public and Civic Uses:					
Airport	N	N	N	N	N
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
College or university	P	P	P	P	P
Correctional facility	N	N	N	N	N
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
College or university	P	P	P	P	P
Correctional facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
School, elementary, middle, or high	P	P	P	P	P

School, vocational	P	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation	N	N	N	N	N
Commercial Uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Farm stand	N	N	N	N	N
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service, home based	P	P	P	P	P
Personal instruction service, home based	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P

Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Short-term rental	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial Uses:					
Automobile wrecking yard	N	N	N	N	N
Freight terminal	N	N	N	N	N
Heavy Industry	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N
Laundry services	N	N	N	P	N
Manufacturing, general	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N
Mineral extraction	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
Other Uses:					
Takeoff and landing of aircraft (hospitals exempted) ⁵	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

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4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.
 5. Takeoff and landing of aircraft at hospitals or medical facilities for the purpose of medical transport (e.g., "life flights", organ deliveries, delivery of medical supplies and equipment, or other urgent circumstances) shall be allowed.
 6. See chapter 51 of this title.
- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in commercial zones shall include, but not be limited to, the following:
 - Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.
 - Accessory dwelling units for security and maintenance personnel.
 - Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.
 - Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
 - Recreational areas and facilities for the use of employees.
 - Recycling collection stations.
 - Refreshment stands and food and beverage sales located in uses involving public assembly.
 - Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 16, Section 10-16-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-16-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 10-16-1 of this section. Permitted and

conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-16-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-16-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
BUSINESS AND INDUSTRIAL ZONES

Uses	Zones			
	BMP	PO	M-1	M-2
Agricultural Uses:				
Accessory building	P	P	P	P
Agricultural business	N	N	N	N
Agricultural industry	N	N	P	N
Agriculture	N	N	N	N
Agriculture residential	N	N	N	N
Agritourism	N	N	N	N
Animal specialties	N	N	P	N
Animals and fowl for recreation and family food production	N	N	N	N
Stable, private	N	N	N	N
Stable, public	N	N	N	N
Residential Uses:				
Building, accessory	P	P	P	P
Assisted living facility	N	N	N	N
Boarding house	N	N	N	N
Dwelling, earth sheltered	N	N	N	N
Dwelling, multiple-family	N	N	N	N
Dwelling, single-family	N	N	N	N
Dwelling, single-family with single accessory dwelling unit	N	N	N	N
Dwelling, temporary	N	N	N	N
Dwelling, two-family	N	N	N	N
Guesthouse or casita	N	N	N	N
Home based business	N	N	N	N
Manufactured/mobile home park	N	N	N	N
Manufactured/mobile home subdivision	N	N	N	N
Manufactured home	N	N	N	N
Protective housing facility	N	N	N	N

Rehabilitation/treatment facility	P	P	P	P
Residential hosting facility	N	N	N	N
Residential facility for elderly persons ¹	P	P	N	N
Residential facility for persons with a disability ¹	P	N	N	N
Residential facility for troubled youth	N	N	P	N
Transitional housing facility	N	N	P	N
Public and Civic Uses:				
Airport	N	N	N	N
Auditorium or stadium	N	N	N	N
Bus terminal	P	N	N	N
Cemetery	N	N	N	N
Church or place of worship	P	P	N	N
Club or service organization	P	P	N	N
College or university	P	P	N	N
Convalescent care facility	P	N	N	N
Correctional facility	N	N	N	N
Cultural service	P	P	N	N
Golf course	N	N	N	N
Government service	P	P	N	N
Hospital	P	P	N	N
Operations center	P	N	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	P	P	N	N
School, elementary, middle, or high	N	N	N	N
School, vocational	P	P	P	P
Utility, major ³	N	P	P	P
Utility, minor ³	P	P	P	P
Utility substation	N	N	N	N
Commercial Uses:				
Agricultural sales and service	P	N	P	P
Animal hospital	P	P	N	N
Bail bond service	P	P	P	P
Bank or financial institution	P	P	N	N
Bed and breakfast inn	N	N	N	N
Business equipment rental, services, and supplies	P	N	P	N
Car Wash	N	N	N	N
Child care center	P	N	P	N
Club, private	P	N	N	N
Construction sales and service	P	N	P	P

Convenience store	P	N	P	P
Farm stand	N	N	N	N
Funeral home	P	N	N	N
Garden center	P	N	N	N
Gas and fuel, storage and sales	N	N	P	P
Gasoline service station	P	N	P	P
Hostel	P	N	N	N
Hotel	P	N	N	N
Kennel, commercial	P	P	P	P
Laundry or dry cleaning, limited	P	N	N	N
Licensed family child care	N	N	N	N
Liquor store	P	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	P	P	P	P
Medical service	P	P	N	N
Motel	P	N	N	N
Office, general	P	P	N	N
Parking garage, public	P	P	P	P
Parking lot, public	P	P	P	P
Pawnshop	P	N	N	N
Personal care service, home based ²	P	P	N	N
Personal instruction service, home based ²	P	P	N	N
Printing and copying, limited	P	P	P	N
Printing, general	P	N	P	P
Produce stand	N	N	N	N
Recreation and entertainment, indoor	P	N	N	N
Recreation and entertainment, outdoor	P	N	N	N
Recreational vehicle park	N	N	N	N
Repair service	P	N	P	N
Research service	P	P	P	P
Residential certificate child care	N	N	N	N
Restaurant, fast food	P	N	N	N
Restaurant, general	P	P	N	N
Retail, general	P	N	N	N
Secondhand store	P	N	N	N
Shopping center	N	N	N	N
Short-term rental	N	N	N	N
Tattoo establishment	P	N	N	N
Tavern	P	N	N	N
Transportation service	P	N	P	P
Vehicle and equipment rental or sale	P	N	P	N

Vehicle and equipment repair, limited	P	N	P	P
Vehicle and equipment repair, general	P	N	P	P
Vehicle repair, limited	P	N	P	P
Veterinary service	P	N	N	N
Warehouse, self-service storage	P	N	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial Uses:				
Automobile wrecking yard	N	N	C	C
Freight terminal	N	N	P	P
Heavy industry	N	N	N	P
Junk or salvage yard	N	N	N	N
Laundry services	P	N	P	P
Manufacturing, general	P	N	P	P
Manufacturing, limited	P	N	P	P
Mineral extraction	N	N	N	P
Wholesale and warehousing, general	P	N	P	P
Wholesale and warehousing, limited	P	N	P	P
Other Uses:				
Takeoff and landing of aircraft	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in business and industrial zones shall include, but not be limited to, the following:

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Dwelling units for security and maintenance personnel.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

BE IT HEREBY FURTHER ORDAINED, by the City Council of Hurricane, Utah that Title 10, Chapter 17, Section 10-17-3 of the Hurricane City Code is amended to read as follows:

Sec. 10-17-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within open space or public facility zones shall be as set forth in table 10-17-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-17-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-17-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
OPEN SPACE AND PUBLIC FACILITY ZONES

Use	Zones	
	OS	PF
Agricultural Uses:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Agriculture Residential	N	N
Agritourism	N	N
Animal specialties	P	N
Animals and fowl for recreation and family food production	N	N
Stable, private	P	N
Stable, public	N	N
Residential Uses:		

Assisted living facility	N	N
Building, accessory	N	N
Boarding House	N	N
Dwelling, earth sheltered	N	N
Dwelling, multiple-family	N	N
Dwelling, single-family	N	N
Dwelling, single-family with single accessory dwelling unit	N	N
Dwelling, temporary	N	N
Dwelling, two-family	N	N
Guesthouse or casita	N	N
Home based business	N	N
Manufactured home	N	N
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	N	N
Residential facility for elderly persons	N	N
Residential facility for persons with a disability	N	N
Residential facility for troubled youth	N	N
Residential hosting facility	N	N
Rehabilitation/treatment facility	N	N
Transitional housing facility	N	N
Public and Civic Uses:		
Airport	N	P
Auditorium or stadium	N	P
Bus terminal	N	P
Cemetery	N	P
Convalescent care facility	N	N
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
Correctional facility	N	P
Cultural service	N	P
Golf course	N	P
Government service	N	P
Hospital	N	P
Operations center	N	P
Park	P	P
Post office	N	P
Protective service	N	P
Reception center	N	P

School, elementary, middle, or high	N	P
School, vocational	N	P
Stable, public	N	N
Utility, major ²	P	P
Utility, minor ²	P	P
Utility substation ²	P	P
Commercial Uses:		
Agricultural sales and service	N	N
Animal hospital	N	N
Bail bond service	N	N
Bank or financial institution	N	N
Bed and breakfast inn	N	N
Business equipment rental, services, and supplies	N	N
Car Wash	N	N
Child care center ¹	N	P
Club, private	N	N
Convenience store	N	N
Farm stand	N	N
Funeral home	N	P
Gas and fuel, storage and sales	N	N
Gasoline service station	N	N
Garden center	N	N
Hostel	N	N
Hotel	N	N
Kennel, commercial	N	N
Laundry or dry cleaning, limited	N	N
Liquor store	N	P
Licensed family child care	N	N
Media service	N	N
Medical or dental laboratory	N	P
Medical service	N	N
Motel	N	N
Office, general	N	N
Parking garage, public	N	P
Parking lot, public	N	P
Pawnshop	N	N
Personal care service, home based	N	N
Personal instruction service, home based	N	N
Printing and copying, limited	N	N
Printing, general	N	N
Produce stand	N	N

Recreation and entertainment, indoor	N	N
Recreation and entertainment, outdoor	N	P
Recreational vehicle park	N	N
Repair service	N	N
Research service	N	N
Residential certificate child care	N	N
Restaurant, fast food	N	N
Restaurant, general	N	N
Retail, general	N	N
Secondhand store	N	N
Shopping center	N	N
Short-term rental	N	N
Tattoo establishment	N	N
Tavern	N	N
Transportation service	N	N
Vehicle and equipment rental or sale	N	N
Vehicle and equipment repair, limited	N	N
Vehicle and equipment repair, general	N	N
Vehicle repair, limited	N	N
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial Uses:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy Industry	N	N
Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N
Other Uses:		
Takeoff and landing of aircraft	N	N

Notes:

1. See chapter 42 of this title.
2. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-17-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in public facility zones shall include, but not be limited to, the following:

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Recreational areas and facilities.

Refreshment stands and food and beverage sales located in uses involving public assembly.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
3. This Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 3RD day, July 2025.

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 3RD day, July 2025. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

Cindy Beteag, Recorder



STAFF COMMENTS

Item: Consideration and possible approval of Ordinance 2025-16 amending Title 10, Chapter 43 regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks; Land Use Code Amendment No. LUCA25-08.

Discussion: Planning staff was given direction from the City Council to amend Title 10, Chapter 43, Section 10-43-5 to allow approval of manufactured home and recreational vehicle parks by the Planning Commission. Currently, such developments require approval by the City Council. Manufactured home and recreational vehicle parks are already allowed uses in certain zones by the City Code, and, therefore, do not require a legislative decision by the City Council.

Planning Commission Meeting

A public hearing on the item was held at the June 26, 2025, planning commission meeting and no public comments or objections were received. The planning commissioners discussed the item and agreed that site plans for manufactured homes and recreational vehicle parks should be considered and reviewed under the same process as other site plans. The Planning Commission unanimously recommended approval of the proposed code update. – Gary Cupp

Findings:

Recommendation:



STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	LUCA25-08
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 43 regarding approval of RV parks.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion:

Planning staff was given direction from the City Council to amend Title 10, Chapter 43, Section 10-43-5 to allow approval of manufactured home and recreational vehicle parks by the Planning Commission. Currently, such developments require approval by the City Council. Manufactured home and recreational vehicle parks are already allowed uses in certain zones by the City Code, and, therefore, do not require a legislative decision by the City Council.

Recommendation:

The Planning Commission should consider the proposed ordinance amendment and any public comments received at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-43-5. Basis for approval.

A. *Manufactured home or recreational vehicle park.*

1. A manufactured home or recreational vehicle park may be approved in locations where such use is permitted by the applicable zone, pursuant to applicable requirements of this chapter. Prior to use or occupancy of any such park, a site plan shall be approved as provided in section 10-7-10 of this title.
2. Before final approval is granted for any manufactured home or recreational vehicle park, the Planning Commission shall find the proposed development will:
 - a. Be in keeping with the general character of the zone in which the park is to be located; and
 - b. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.

B. *Manufactured home subdivision.*

1. A manufactured home subdivision may be approved by the City Council in locations where such use is permitted by the applicable zone, pursuant to applicable requirements of this chapter. Prior to construction, use, or occupancy of any such subdivision:
 - a. A preliminary subdivision plan shall be approved as provided in chapter 39 of this title; and
 - b. A final subdivision plan shall be approved as provided in chapter 39 of this title.

C. *Disapproval.* An application for a manufactured home park or subdivision may be denied upon a finding that the proposed development cannot:

1. Connect to the City water system and the Ash Creek special service district wastewater disposal system;
2. Meet one or more applicable development standards set forth in this chapter; or
3. Provide adequate assurances that the development will be completed within two years after approval.

(Ord. 2014-10, 11-6-2014; Ord. No. 2023-13, 8-3-2023)

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2. Before final approval is granted for any manufactured home or recreational vehicle park, ~~a report to the City Council by~~ the Planning Commission shall find the proposed development will:
 - a. Be in keeping with the general character of the zone in which the park is to be located; and
 - b. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.

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(Ord. 2014-10, 11-6-2014; Ord. No. 2023-13, 8-3-2023)

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING TITLE 10, CHAPTER 43 WITH REGARDS TO SITE PLAN APPROVAL IN MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS

WHEREAS, the City Council of Hurricane, Utah desires to amend Title 10, Chapters 43 with regards to site plan approval in manufactured home and recreational vehicle parks; and

WHEREAS, the City Council deems this amendment necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane; and

WHEREAS, the Planning Commission of Hurricane City has recommended approval of the changes;

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Title 10, Chapter 43, Section 10-43-5 of the Hurricane City Code is amended to read as follows:

Sec. 10-43-5. Basis for approval.

A. *Manufactured home or recreational vehicle park.*

1. A manufactured home or recreational vehicle park may be approved in locations where such use is permitted by the applicable zone, pursuant to applicable requirements of this chapter. Prior to use or occupancy of any such park, a site plan shall be approved as provided in section 10-7-10 of this title.
2. Before final approval is granted for any manufactured home or recreational vehicle park, the Planning Commission shall find the proposed development will:
 - a. Be in keeping with the general character of the zone in which the park is to be located; and
 - b. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.

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- b. A final subdivision plan shall be approved as provided in chapter 39 of this title.
- C. *Disapproval.* An application for a manufactured home park or subdivision may be denied upon a finding that the proposed development cannot:
 - 1. Connect to the City water system and the Ash Creek special service district wastewater disposal system;
 - 2. Meet one or more applicable development standards set forth in this chapter; or
 - 3. Provide adequate assurances that the development will be completed within two years after approval.

NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
3. This Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 3RD day, July 2025.

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 3RD day, July 2025. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

Cindy Beteag, Recorder