

HUNTINGTON CITY ORDINANCE O-2026-10

HUNTINGTON CITY

AN ORDINANCE AMENDING THE HUNTINGTON CITY ZONING MAP TO CHANGE THE ZONING DESIGNATION OF CERTAIN PROPERTIES FROM R-1 RESIDENTIAL TO C-1 COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Huntington City has adopted Title 9 of the Huntington City Code to regulate land use and zoning within the City; and

WHEREAS, the Huntington City General Plan establishes Residential, Commercial, and Industrial land use categories and provides that the City's zoning and subdivision ordinances shall implement the land use plan; and

WHEREAS, the Huntington City General Plan identifies the Commercial land use category as an area for retail, wholesale, professional, and service facilities and establishes goals supporting stable commercial and industrial activities, the growth of existing businesses, and the revitalization of commercial and industrial districts; and

WHEREAS, the proposed zoning map amendment concerns the following properties, which are currently zoned R-1 Residential:

- 340 North 100 West — Parcel No. 01-0201-0043
- 370 North 100 West — Parcel No. 01-0201-0031
- 375 North 100 West — Parcel No. 01-0201-0023
- 380 North 200 West — Parcel No. 01-0201-0020

WHEREAS, the properties are currently developed and used as a concrete business, a mobile home park, the Huntington City shop, and a mobile home park, respectively; and

WHEREAS, the Huntington City Planning and Zoning Commission conducted a duly noticed public hearing on September 10, 2026, regarding the proposed zoning map amendment and considered public comment concerning the proposed change; and

WHEREAS, following the public hearing, the Huntington City Planning and Zoning Commission adopted a recommendation to the Huntington City Council regarding the proposed zoning map amendment; and

WHEREAS, the Huntington City Council has considered the recommendation of the Planning and Zoning Commission, the proposed zoning map amendment, the existing development and surrounding environs, and the Huntington City General Plan; and

WHEREAS, the Huntington City Council finds that the proposed zoning map amendment is consistent with the City's General Plan and recognizes the existing development and changing character of the affected area; and

WHEREAS, the Huntington City Council finds that the proposed zoning map amendment is in the public interest and promotes the public health, safety, and welfare of the residents of Huntington City;

NOW, THEREFORE, BE IT ORDAINED by the Huntington City Council as follows:

Section 1. Zoning Map Amendment.

The Huntington City Zoning Map is hereby amended to change the zoning designation from R-1 Residential to C-1 Commercial for the following properties:

1. 340 North 100 West — Parcel No. 01-0201-0043
2. 370 North 100 West — Parcel No. 01-0201-0031
3. 375 North 100 West — Parcel No. 01-0201-0023
4. 380 North 200 West — Parcel No. 01-0201-0020

Section 2. Official Zoning Map.

The official Huntington City Zoning Map shall be amended within a reasonable time after adoption of this ordinance to reflect the zoning designation changes approved by this ordinance.

Section 3. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date.

This ordinance shall take effect on September 16, 2026, upon passage, approval, and completion of the publication and posting requirements provided by law.

ADOPTED AND APPROVED by Huntington City Council this 16th day of September, 2026.

HUNTINGTON CITY
ORDINANCE O-2026-10
SIGNATURE PAGE
(Adopted September 16, 2026)

(SEAL)

Mayor, Leonard Norton

ATTEST:

Brandy Wagner, City Recorder

COUNCIL MEMBERS

Judd Beagley AYE _____ NAY _____

Tom Kay AYE _____ NAY _____

Lesa Miller AYE _____ NAY _____

Devin Wilson AYE _____ NAY _____

Gloria Wilson AYE _____ NAY _____

Date published on the Utah Public Notice Website per Utah Code § 10-3-711:

Effective date of ordinance: _____