

**HARRISVILLE CITY  
ORDINANCE 552**

**SUMMIT VIEW ZONING MAP AMENDMENT**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN PARCELS LOCATED AT APPROXIMATELY 125 WEST 1100 NORTH BASED UPON AN APPLICATION FILED WITH THE CITY; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, Utah Code Annotated §10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, Utah Code Annotated Title 10 Chapter 9a enables municipalities to regulate land use and development;

**WHEREAS**, the City has adopted an Official General Plan and Zoning Map to governing land use within the City;

**WHEREAS**, the City has received an Application to amend the Official Zoning Map of Harrisville City filed by the putative property owner, JLM Development Apricot, LLC , and desires to act upon the same;

**WHEREAS**, the attached Exhibits “A” through “P” contains the required Plan Maps and Master Development Plan for the area of the proposed amendment to the Zoning Map;

**WHEREAS**, after publication of the required notice the Planning Commission held its public hearing on March 8, 2023, to take public comment on the proposed Ordinance, after which the commission gave its recommendation to Approve this Ordinance;

**WHEREAS**, Council received the recommendation from the Planning Commission and held its public meeting on April 9, 2024;

**NOW, THEREFORE**, be it ordained by the City Council of Harrisville as follows:

**Section 1:       Zoning Map Amendment.** That the Zoning Map for certain real property identified as Weber County Parcel Number 11-033-0087, as set forth in the attached Exhibit “A” which is hereby adopted and incorporated herein by this reference, is hereby changed from Residential “RE-15” to Mixed-Use Residential “MU-R ”.

**Section 2:       Plan Map, Master Development Plan, and Reversion.** The Plan Map and Master Development Plan attached in as Exhibits “A” through “P” which are hereby adopted and incorporated herein by this reference are adopted as required Plan Maps and Master Development Plan for this Zoning Map Amendment. Any development must substantially conform to this Plan Map and Master Development Plan.


**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

**Section 4: Effective date.** This ordinance shall be effective immediately upon posting after final passage, approval, and posting.

**PASSED AND ADOPTED** by the City Council on this 9 day of April, 2024.

  
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**MICHELLE TAIT**, Mayor

Harrisville City  
ATTEST:

  
\_\_\_\_\_  
**JACK FOGAL**  
City Recorder

Roll Call Vote Tally:

|                            |                                      |            |
|----------------------------|--------------------------------------|------------|
| Council Member Wilhelmsen  | <input checked="" type="radio"/> Yes | No         |
| Council Member Weiss       | <input checked="" type="radio"/> Yes | No Excused |
| Council Member Christensen | <input checked="" type="radio"/> Yes | No         |
| Council Member Jackson     | <input checked="" type="radio"/> Yes | No         |
| Council Member Fawcett     | <input checked="" type="radio"/> Yes | No         |

**RECORDED** this 16 day of April, 2024.

**PUBLISHED OR POSTED** this 16 day of April, 2024.



**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall, 2) Martin Henderson Harris Cabin and 3) 2150 North on the above referenced dates.

  
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City Recorder

DATE: 4/10/2024