

**HARRISVILLE CITY
ORDINANCE 551**

CLUSTERED DEVELOPMENT PLAN

AN ORDINANCE OF HARRISVILLE CITY, UTAH, ADOPTING A CLUSTERED DEVELOPMENT PLAN FOR PROPERTY LOCATED AT APPROXIMATELY 265 LARSEN LANE BASED UPON AN APPLICATION FILED WITH THE CITY; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City (hereinafter “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, 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, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has received an application for a Clustered Development Plan for property located at approximately 265 Larsen Lane, identified as Weber County Parcel Numbers 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, 11-027-0061 and 11-027-0024, filed by the putative property owner, JLM Development Amber LLC;

WHEREAS, the attached Exhibits “A” through “N” contain the required Plan Maps and Clustered Development Plan for the area proposed;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on March 13th, 2024, to take public comment on this proposed ordinance and gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on April 9, 2024, to act upon this Ordinance;

NOW, THEREFORE, be it Ordained by the City Council of Harrisville City, Utah as follows:

Section 1: Plan Map and Clustered Development Plan. The Plan Map and Master Development Plan attached wherein as Exhibits “A” through “N” which are hereby adopted and incorporated herein by this reference are adopted as the required Plan Maps and Master Development Plan. Any development must substantially conform to this Plan Map and Clustered Development Plan.

Section 2: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of the ordinance, shall be severed from


Section 3: Effective Date. This Ordinance takes effect immediately after approval and posting.

PASSED AND APPROVED by the City Council on this 9 day of April, 2024



MICHELLE TAIT, Mayor




ATTEST:


JACK FOGAL, City Recorder

RECORDED this 10 day of April, 2024.
PUBLISHED OR POSTED this 10 day of April, 2024.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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



City Recorder

DATE: 4/10/2024