

**HARRISVILLE CITY
ORDINANCE 533**

ENTITY X ZONING MAP AMENDMENT

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE
GENERAL PLAN MAP AND OFFICIAL ZONING MAP FOR CERTAIN
PARCELS ON WEST HARRISVILLE ROAD 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, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has adopted a General Plan Land Use and Official Zoning Map to govern land use within the City;

WHEREAS, the City received an Application to amend the General Plan Land Use and Official Zoning Map of Harrisville City filed by the putative property owner, Entity X, LLC, and desires to act upon the same;

WHEREAS, the attached Exhibit “A” contains the required Conceptual 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 April 13, 2022, to take public comment on this proposed Ordinance, and gave its recommendation to table this Ordinance;

WHEREAS, after publication of the required notice the Planning Commission held a public hearing on May 8, 2024, to take public comment on this proposed ordinance, and gave its recommendation to approve this Ordinance;

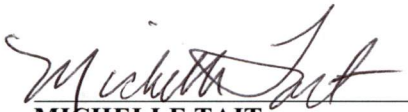
WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on May 14, 2024, to act upon this Ordinance;

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 the northern portion of Weber County Parcel Number 11-019-0041 and as set forth in the attached Exhibit “A” which is hereby adopted and incorporated herein by this reference, is hereby changed from A-1(Agricultural) to the MP-1 (Manufacturing) Zone.

- Section 2:** **Concept Plan.** The Concept Plan attached in Exhibit "A" which is hereby adopted and incorporated herein by this reference is adopted as the required Concept Plan for this Zoning Map Amendment. Any development must substantially conform to this Concept 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 14 day of May, 2024.



MICHELLE TAIT
Mayor



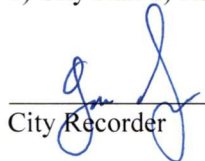


Jack Fogal
City Recorder

RECORDED this 15 day of May, 2024.
PUBLISHED OR POSTED this 15 day of May, 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) Harrisville Cabin and 3) 2150 North on the above referenced dates.



City Recorder

DATE: 5/15/24