

**HARRISVILLE CITY
ORDINANCE 571**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH,
AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN
PARCELS LOCATED AT APPROXIMATELY 640 WEST
HARRISVILLE ROAD 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 and *Utah Code Ann.* §10-9a-532 allows municipalities to enter into a development agreement for lawful purposes;

WHEREAS, the City has received an application to amend the Official Zoning Map of Harrisville City, filed by the putative property owner, Fieldstone Land Investors LLC;

WHEREAS, the attached exhibits “A” through “ ” contains the required Plan Maps and Master Development Agreement for the proposed amendment to the Zoning Map;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on June 10th, 2026, to take public comment on this proposed ordinance and gave its recommendation to _____ this Ordinance;

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

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

Section 1: Zoning Map Amendment.

That the Zoning Map for certain real property identified as Weber County Parcel Number 11-021-0009, as set forth in the attached Exhibit “A” which is hereby adopted and incorporated herein by this reference is hereby changed from Agriculture “A-1” to Housing Affordability Overlay Zone “HOAZ”.

Section 2: Plan Map, Master Development Plan, and Reversion.

The Plan Map and Master Development Agreement attached as Exhibits “A” through “ ” 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 Agreement.

Section 3: 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 the remainder which remainder shall continue in full force and effect.

Section 4: Effective Date.

This Ordinance takes effect immediately after approval and posting.

PASSED AND APPROVED by the City Council on this ____ day of _____, 2026

Roger Shuman, Mayor

ATTEST:

JACK FOGAL, City Recorder

RECORDED this ____ day of _____, 2026.

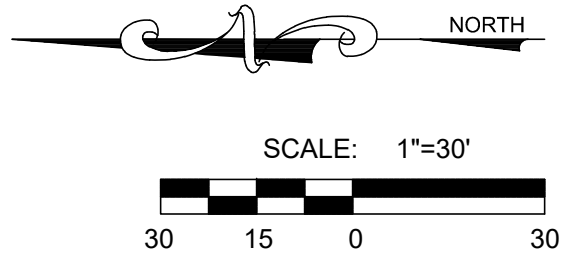
PUBLISHED OR POSTED this ____ day of _____, 2026.

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.

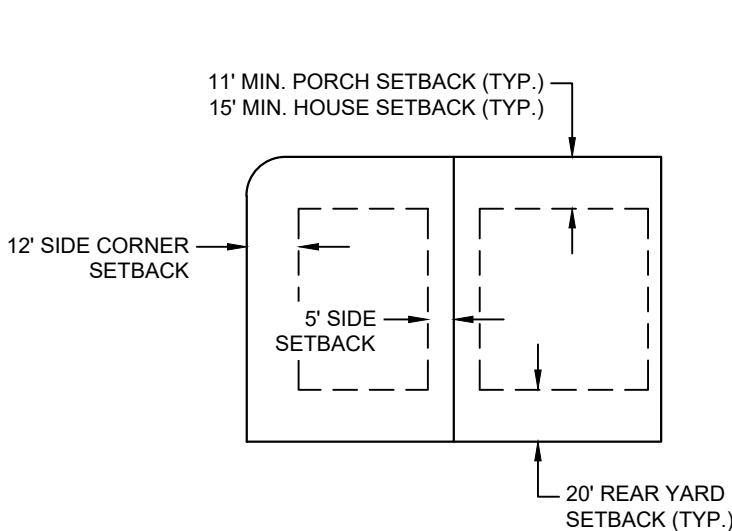
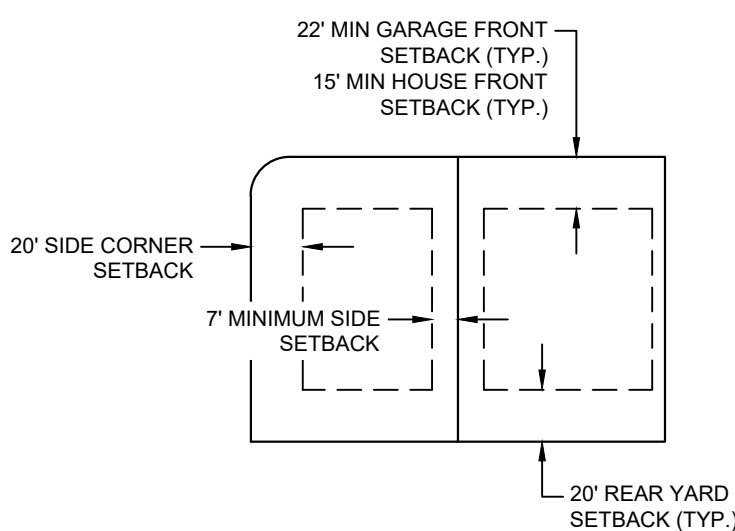
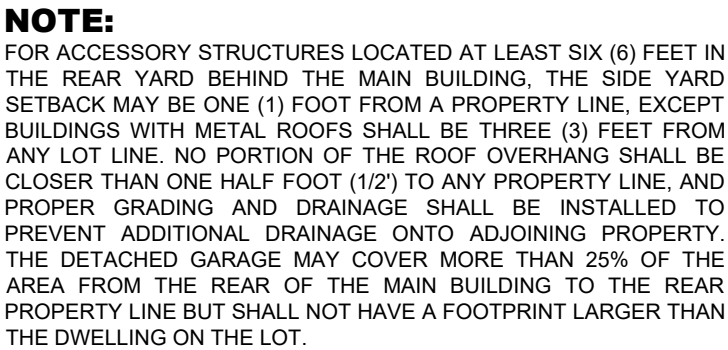
City Recorder

DATE: _____



DEVELOPER INSTALLED
PRIVACY FENCE ON REAR
LOT LINES ADJACENT TO
AGRICULTURAL LAND.

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FARMHOUSE



The home elevations depicted herein are representative samples only; actual designs, materials, colors, and finishes may vary, and Developer reserves the right to modify the same consistent with the general quality and character represented here.

COTTAGE FARMHOUSE



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CRAFTSMAN



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COTTAGE CRAFTSMAN



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TRANSITIONAL



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COTTAGE TRANSITIONAL



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