



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.cityofharrisville.com

MAYOR:
Michelle Tait

COUNCIL MEMBERS:
Grover Wilhelmsen
Steve Weiss
Blair Christensen
Max Jackson
Karen Fawcett

Public Hearing Notice

In accordance with Utah Code §10-9a-204; the Harrisville City Planning Commission will hold a public hearing on **Wednesday October 9th, 2024 at 7 PM**, at the Harrisville City Hall located at 363 West Independence Blvd, Harrisville Utah, to take comments for and/or against Harrisville Ordinance 559; an ordinance amending the General Plan Map and Official Zoning Map for certain parcels on 750 West based on application filed with the City.

Comments and inquires may be provided to Jack Fogal at Harrisville City offices; via email; jfogal@cityofharrisville.com or phone, (801) 782-4100. The foregoing Planning Commission public hearing notice was posted and can be viewed at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting will also be duly provided as required by law.

Notice of Special Accommodations (ADA) – In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least 24 hours before the meeting.

Posted: 09/25/2024, By: Jack Fogal, City Recorder

**HARRISVILLE CITY
ORDINANCE 559**

750 WEST ZONING MAP AMENDMENT

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE
GENERAL PLAN MAP AND OFFICIAL ZONING MAP FOR CERTAIN
PARCELS ON 750 WEST 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, Spencer Stephens Construction, 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 a public hearing on October 9, 2024, 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 as follows:

Section 1: Zoning Map Amendment. That the Zoning Map for certain real property identified as Weber County Parcel Number 17-066-0011 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 CP-2 (Commercial) 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 _____ day of _____, 2024.

MICHELLE TAIT
Mayor

Jack Fogal
City Recorder

RECORDED this _____ day of _____, 2024.
PUBLISHED OR POSTED this _____ day of _____, 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: _____



Applicant/Property Owner Information

| | |
|---|---|
| Date / Time 09/17/2024 | Applicant's Name Cecil Satterthwaite |
| Applicant's Address Valeo Management PO Box 832 Eden UT 84310 | Applicant's Phone Number 801-391-1345 |
| Applicant's Email Address csatterthwaite@hotmail.com | Property Owner's Name Spencer Stephens Construction |
| Property Owner's Mailing Address 1464 Stone Field way, Pleasant View UT 84414 | Property Owner's Phone Number 801-675-0319 |
| Type of Rezone Changing the current zoning map | Have any Conditional Use Permits been granted for this property? No |

Zoning Information

| | |
|--|--|
| Street address or location of property for which a change in zoning is requested 2550 N 750 W Harrisville City | Parcel # of property 17-066-0011 |
| Current Zoning of Property A-1 | Proposed Zoning of Property CP-2 |
| Current Zoning on General Plan CP-2 | Proposed Zoning on General Plan CP-2 |

Reason for Rezone

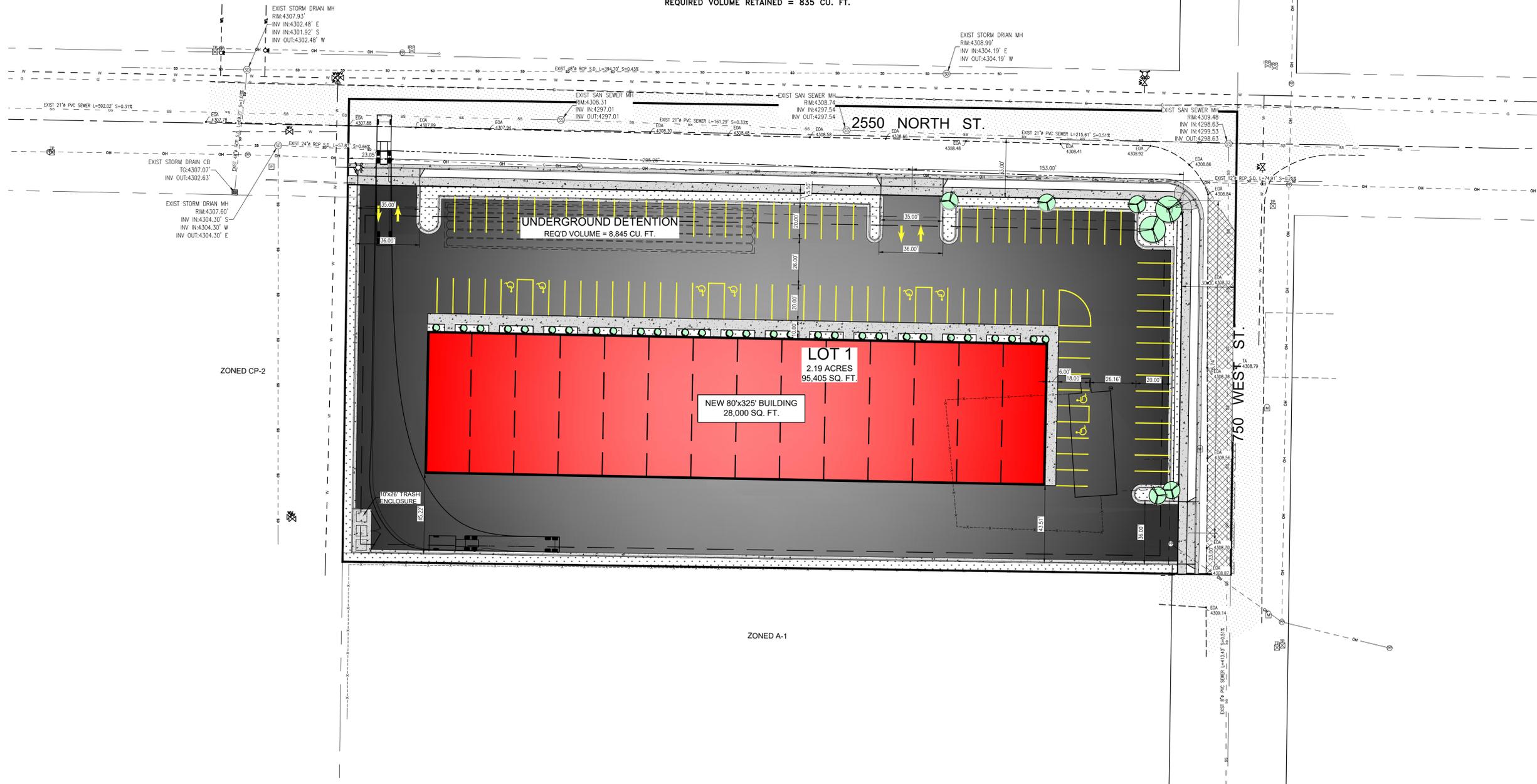
| | |
|--|--|
| <p>Give the reason for requesting a rezone. We are requesting a re-zone for the property located at 2550 N and 750 W from A-1 to CP-2. We propose to build a commercial building that will be flex space to lease to tenants that will be approved to operate in the CP-2 zone.</p> | <p>Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire? The proposed re-zone is in alignment with the city's general plan for Commercial zoning on the property. The zoning West of the property is already zoned CP-2, and there are commercial properties within the corner between 2550 N and 750 W and the intersection at 750 W and Highway 89. The re-zone will allow companies to locate in Harrisville City to provide services to the public. The re-zone will increase the tax base in Harrisville City.</p> |
|--|--|

As part of the rezone application process, you'll need to upload a concept site plan that is consistent with the zone you are applying for. Please upload a .pdf version of your concept plan below:
[Harrisville Commercial - Site Concept.PDF](#)

Signature

This petition must be signed by the property owner of record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.

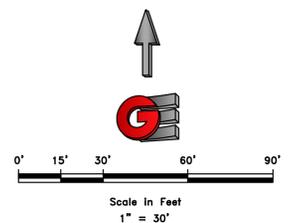
BASED ON DESIGN CRITERIA PROVIDED BY
HARRISVILLE CITY, L.I.D. 80TH PERCENTILE
REQUIRED VOLUME RETAINED = 835 CU. FT.



STANDARD SITE LEGEND

| | | |
|-----------------|-------------------|--------|
| BUILDING | 28,000.00 SQ. FT. | 28.19% |
| ASPHALT PAVING | 63,193.70 SQ. FT. | 63.63% |
| LANDSCAPE | 8,117.62 SQ. FT. | 8.18% |
| TOTAL SITE AREA | 99,311.32 SQ. FT. | 100% |

PARKING STALLS PROVIDED = 98
(INCLUDES 8 HANDICAP STALLS)



GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066



C1

CONCEPTUAL SITE PLAN
HARRISVILLE COMMERCIAL
2550 NORTH 750 WEST
HARRISVILLE CITY, WEBER COUNTY, UTAH

REVISIONS
DATE DESCRIPTION

SCALE 1" = 30'
DATE 8-30-2024
DESIGN BSD
DRAWN BSD
CHECKED TN

DWG. NO. 2424 - WEB. MUNICIPAL - HARRISVILLE COMMERCIAL - SEE CONCEPT