

\$625

Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted 8-10-21	Received By (Office Use)	Added to Map (Office Use)
----------------------------------	--------------------------	---------------------------

Property Owner Contact Information

Name of Property Owner(s) Randy J. Ropelato		Mailing Address of Property Owner(s) 3954 W. 1400 So.	
Phone 801-731-3980	Fax	Ogden, Utah 84401	
Email Address garope29@aol.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name	Current Zoning A-2	Proposed Zoning C-1
Approximate Address 1941 So. 5100 West Ogden, Utah 84401 (Taylor)	Land Serial Number(s) 15-081-0021	
Total Acreage 5.08 ac	Current Use ag + yard waste composting	Proposed Use Light Comm.

Project Narrative

Describing the project vision.

Property could be used for Commercial use because it is in front of a commercial Nursery Operation. (Nursery is currently on Three sides of this ~~project~~ property) Thus, No one is going to build houses in a area surrounded by a commercial operation. Also A-2 Zoning doesn't ~~any~~ allow any viable business to be There.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

Because it is on 5100 W. Which is currently a road on the master plan.

Why should the present zoning be changed to allow this proposal?

Because it would allow for a better Tax base and community use.

Project Narrative (continued...)

How is the change in the public interest?

Because housing ^{Developments} are coming into this area and we feel a C-1 Business would benefit the community better than an comm. ag. area.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

The commercial nursery was not there during the last general plan was adopted.

Project Narrative (continued...)

How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?

It provides a commercial area to have businesses that can serve the new communities.

Property Owner Affidavit

I (We), Randy J. Ropelato, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Randy J. Ropelato
(Property Owner)

Randy J. Ropelato
(Property Owner)

Subscribed and sworn to me this 10 day of August, 2021

Marta Borchert
(Notary)

