

request for rezone & general plan amendment

## 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 <b>June 13, 2018</b>	Received By (Office Use)	Added to Map (Office Use)
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### Property Owner Contact Information

Name of Property Owner(s) <b>Maverik</b>	Mailing Address of Property Owner(s) <b>185 S. State Street</b>
Phone <b>801-683-3594</b>	<b>Suite 800</b>
	<b>Salt Lake City, UT</b>
Email Address <b>leslie.mascardo@maverik.com</b>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <b>Leslie Mascaro</b>	Mailing Address of Authorized Person <b>185 S. State Street</b>
Phone <b>801-683-3594</b>	<b>Suite 800</b>
	<b>Salt Lake City, UT</b>
Email Address <b>leslie.mascardo@maverik.com</b>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

### Property Information

Project Name <b>Maverik, Inc. Store #250</b>	Current Zoning <b>AV-3</b>	Proposed Zoning <b>CV-2</b>
Approximate Address <b>5100 East 2500 North</b>	Land Serial Number(s)	
<b>Eden, UT</b>		

Total Acreage <b>0.103 acre</b>	Current Use <b>Ag</b>	Proposed Use <b>C-2</b>
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### Project Narrative

Describing the project vision.

Maverik's proposal is to remodel an existing store & site located at 5100 East 2500 North in Eden. The remodel work will occur during the off-season and construction will begin the day after labor Day. As part of the remodel project, Maverik purchased a 0.103 acre to accommodate landscape & open space requirements for the site. The existing maverik site is zoned Commercial Valley 2 (CV-2).

The request is to rezone 0.103 acre from AV-3 to CV-2 to match the same zone as the existing site.

**Project Narrative (continued...)**

How is the change in compliance with the General Plan?

Additional property will be included to existing site to provide compliance with code requirements. The new site layout will include more open space, landscaped areas, and a trail. A new building will boost the resort town's economy.

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

The building & site remodel cannot occur without the proposed rezoning of the small parcel (.103 acre). This additional property is necessary in order to comply with open space, landscape & retain drive-aisle widths for fueling trucks.

**Project Narrative (continued...)**

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

A new remodel will improve the site and community. The c-store is important to the resort community since it provides basic amenities including gas & fresh food.

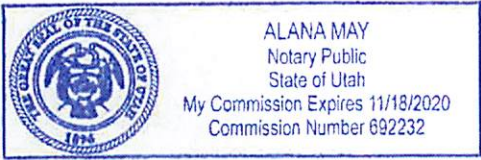
**Property Owner Affidavit**

I (We), Maxarik, Inc., 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.

[Signature]  
(Property Owner)

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(Property Owner)

Subscribed and sworn to me this 12 day of June, 2018



[Signature] (Notary)

Project Narrative (continued...)

1. How is the change in the public interest?

How is the change in the public interest?

The rezone impacts a small area (0.103 acre) which is located at the rear of the existing Maverik location.

The additional acreage will allow Maverik to slightly expand the site for remodel.

The additional property will increase the open space to help preserve the rural, mountainous landscape of area.

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

The remodel will improve the site & community. The new site layout will include a trail, additional open space & landscaping, and a new building.



**Authorized Representative Affidavit**

I (We), Mararik, Inc. the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Londa Dunkley, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Londa Dunkley  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 12 day of June, 20 18, personally appeared before me Londa Dunkley the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



ALANA MAY  
Notary Public  
State of Utah  
My Commission Expires 11/18/2020  
Commission Number 892232

Alana May  
(Notary)



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

Customer Receipt	
Receipt Number	79670

Receipt Date
06/13/18

Received From:  
Lesie Mascaro

Time: 08:47  
Clerk: tbennett

Description	Comment	Amount
General Plan an	General Plan and Rez	\$1,652.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

AMT TENDERED:	\$1,652.00
AMT APPLIED:	\$1,652.00
CHANGE:	\$0.00