



ORDINANCE NUMBER 2023-02

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM A-2 TO C-3.

WHEREAS, the Weber County Board of Commissioners have adopted a zoning map for the unincorporated areas of Weber County; and

WHEREAS, the Weber County Board of Commissioners has received an application from Randy Ropelato to amend the zoning designation from A-2 to C-3; and

WHEREAS, the Weber County Board of Commissioners and Randy Ropelato, mutually agree to change the zoning designation from A-2 to C-3; and

WHEREAS, the Weber County Board of Commissioners and Randy Ropelato mutually agree to execute a development agreement that specifies the use and development standards of the subject property and establishes a concept plan of the subject property; and

WHEREAS, on September 13, 2022 the Western Weber Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a positive recommendation to the Board of County Commissioners;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to change the zoning designation, as more precisely described in the attached exhibits, from the A-2 zone to the C-3 zone. The graphic representation of the rezone is included and incorporated herein as Exhibit A. A written description of the rezone is included as Exhibit B. In the event there is conflict between the two, the legal description shall prevail. In the event the legal description is found by a licensed surveyor to be invalid or incorrect, the corrected legal description shall prevail as the description herein, if recommended by the County Surveyor, provided that the corrected legal description appropriately bounds the subject property and fits within the correct legal description of surrounding properties.

This ordinance shall become effective fifteen (15) days after publication or on the day the development agreement between Randy Ropelato, and Weber County is signed, whichever is later.

Passed, adopted, and ordered published this 7th day of February, 2023, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Cage, Chair

Commissioner Froerer voted Aye
Commissioner Bolos voted Aye
Commissioner Harvey voted Aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor

Exhibit A
Graphic Representation

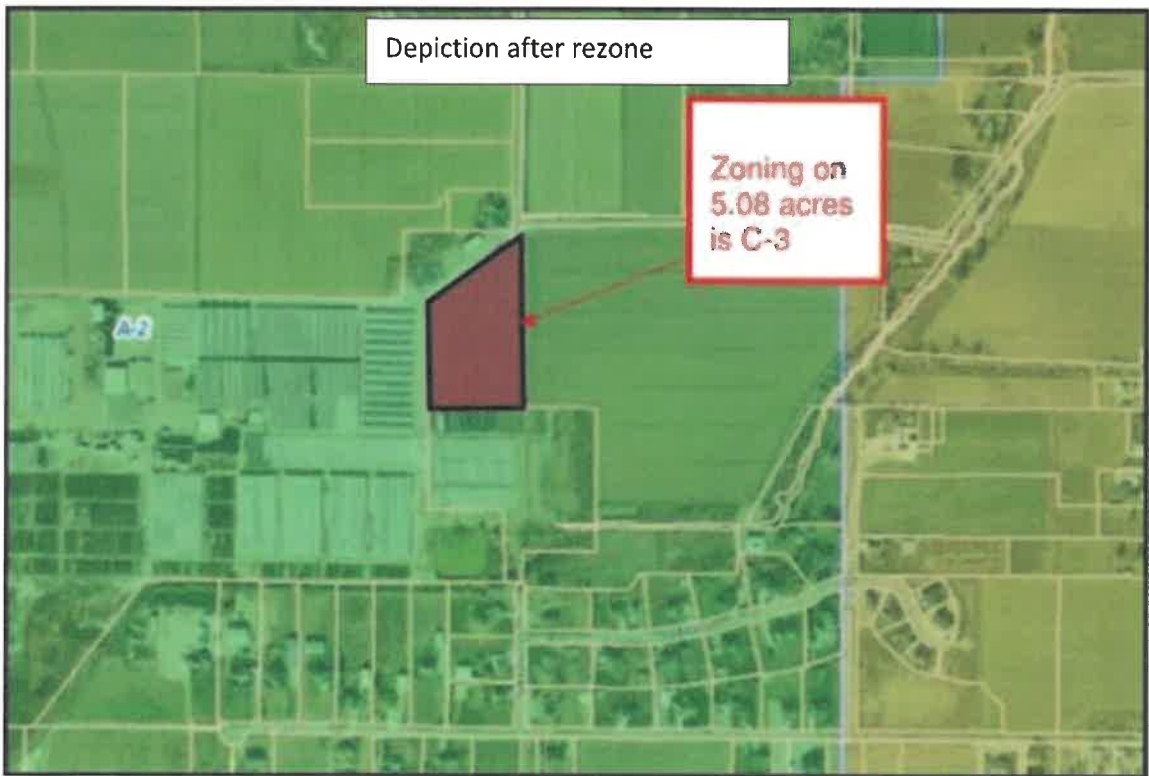
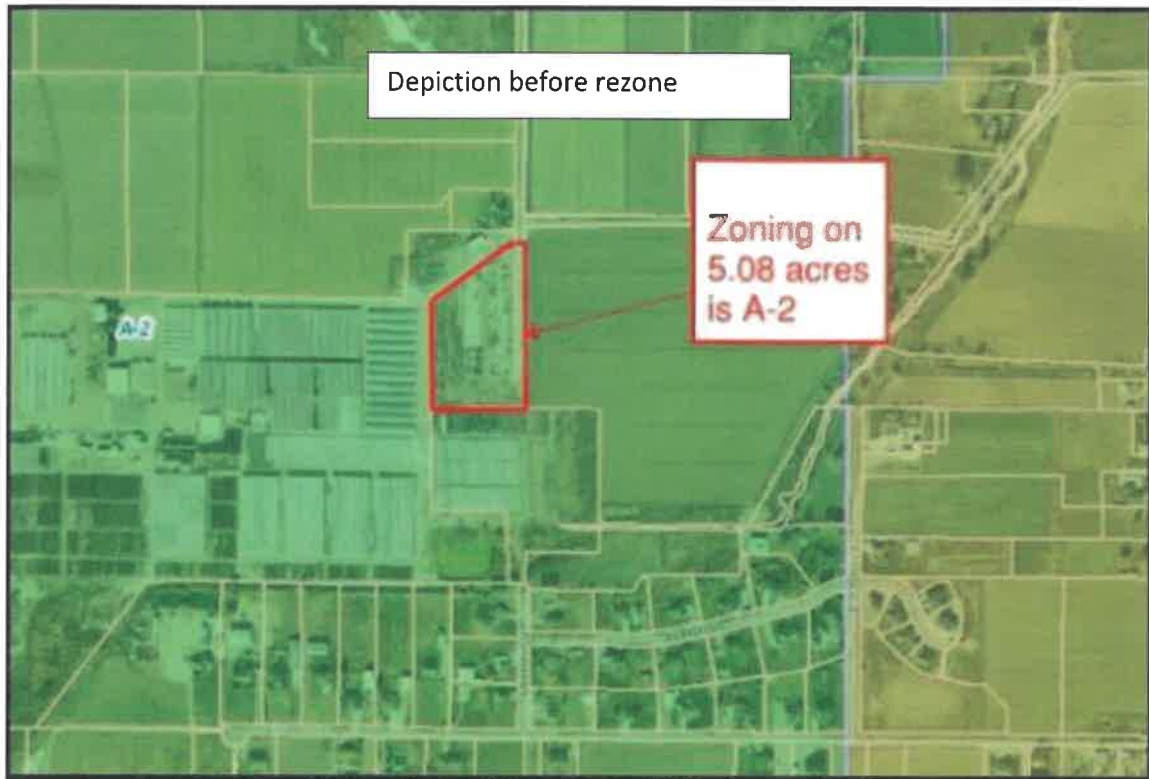


Exhibit B

Written Description

Parcel 15-081-0021

PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 742.50 FEET NORTH 0D41'31" EAST AND NORTH 00D41'31" EAST 577.50 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30, RUNNING THENCE NORTH 89D54'20" WEST 387.40 FEET, THENCE NORTH 0D16'05" WEST 420.13 FEET, THENCE NORTH 52D50'31" EAST 395.42 FEET, THENCE SOUTH 89D18'29" EAST 82.19 FEET THENCE SOUTH 0D41'31" WEST 658.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.