



Weber County



W3175277

Notice of Non-buildable Parcel

August 12th, 2021

Re: Property identified as Parcel # 15-090-0013

Legal Description: See attached Exhibit "A"

EH 3175277 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
12-AUG-21 1200 AM FEE \$.00 DEF DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 15-090-0013 is currently zoned Agricultural (A-1) which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Title 101 of the Weber County Land Use Code (LUC). The subject parcel **IS NOT** a "Lot of Record" because it does not meet any of the circumstances listed in LUC§101-1-7:

Lot of record. A lot of record is defined as any one of the following circumstances:

- (1) A parcel of real property identified as a building lot on an unrecorded subdivision plat that has been approved by Weber County and is on file in the Weber County Planning Office; or*
- (2) A parcel of real property identified as a building lot on a subdivision plat that has been approved by Weber County and recorded in the office of the Weber County Recorder; or*
- (3) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966; or*
- (4) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, **which complied with the zoning requirements in effect at the time of its creation** and was shown to be the first or second division of a larger parent parcel; or*
- (5) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single family dwelling prior to July 1, 1992; or*
- (6) A parcel/lot that does not fall within any one of the previously listed circumstances but has received a variance from the Weber County Board of Adjustment which has otherwise deemed a particular parcel/lot as a lot of record.*

In researching this parcel, it was found that the parcel was created between 1966 and 1992 as a parcel measuring approximately 18,355 sq. ft. The minimum zoning during the years between 1966 and 1992 for the subject area required a minimum area of 40,000 sq. ft. As such, the parcel does not meet circumstance #4 as listed above (see Exhibit "B").

The Weber County Planning Division cannot issue a Land Use Permit to develop this parcel until the parcel meets one of the above described circumstances.

This letter addresses the legal status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. These factors can affect a land owner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to the issuance of future permits.



Weber County

Dated this 12 day of Aug., 2021



_____, Planner
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 12 day of Aug., 2021, personally appeared before me, Scott Perkes, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public

Residing at:





Weber County

Exhibit "A"

Parcel # 15-090-0013

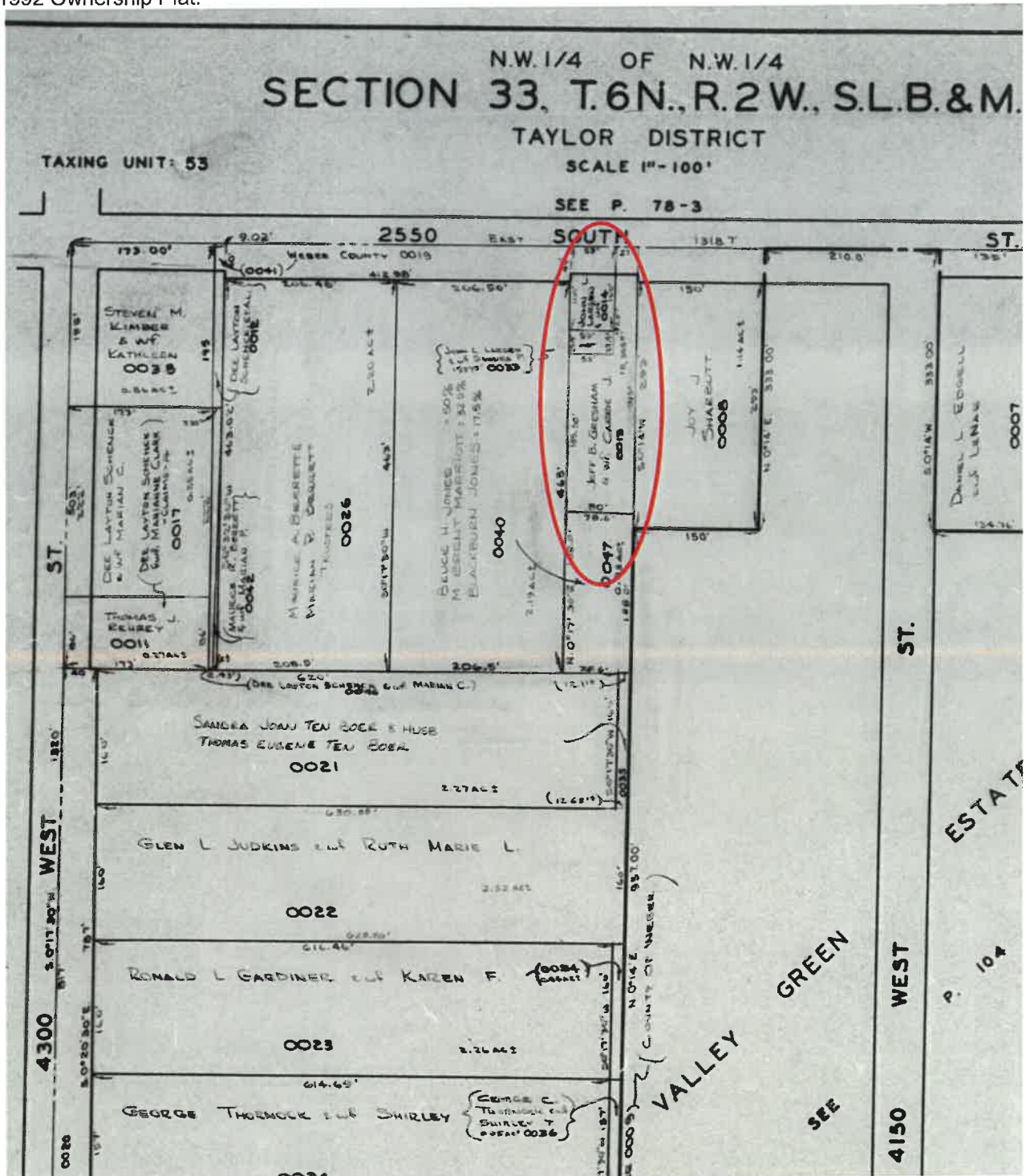
PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 595.0 FEET AND SOUTH $0^{\circ}17'30''$ WEST 129.5 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33, RUNNING THENCE SOUTH $0^{\circ}17'30''$ WEST 185.50 FEET; THENCE EAST 80 FEET; THENCE NORTH $0^{\circ}17'30''$ EAST 315 FEET; THENCE WEST 27 FEET; THENCE SOUTH $0^{\circ}17'30''$ WEST 129.5 FEET; THENCE WEST 53 FEET TO THE POINT OF BEGINNING.



Weber County

Exhibit "B"

1992 Ownership Plat:





Weber County

1966 Ownership Plat:

