



**Weber County**

### Notice of Non-buildable Parcel

April 25, 2022



\*W3232277\*

**Re:** Property identified as Parcel # **21-005-0050**

**Legal Description:** See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-005-0050 is currently zoned Agricultural (AV-3) 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). Following historical research of the parcel (see Exhibit "B"), the subject parcel has been found to **NOT** meet any of the definitions of a "Lot of Record" as listed below and found 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 on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; 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 December 31, 1992; or
6. A parcel of real property that contains at least 100 acres; or
7. 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; or
8. A reconfigured parcel or lot that met any one of (a) through (g) of this definition prior to its reconfiguration, as long as:
  1. The reconfiguration did not make the parcel or lot more nonconforming;
  2. No new lot or parcel was created; and
  3. All affected property was outside of a platted subdivision.

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**

Signatures on the following page.

Dated this 26 day of April, 2022

Planner Technician  
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 26 day of April, 2022 personally appeared before me, June Nelson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

June Nelson  
Notary Public  
Residing at: Weber County





## Weber County

### Exhibit "A"

Parcel # 21-005-0050

PARCEL OF LAND LYING AND SITUATE IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING THE 3.16 ACRES OF WEBER COUNTY TAX PARCEL 21-005-0006 AND A 0.42 ACRE PORTION OF WEBER COUNTY TAX PARCEL 21-005-0046, BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 89° 55' 06" WEST 1457.00 FEET (MEASURED) BETWEEN THE WEBER COUNTY BRASS CAP WITNESS MONUMENT IN THE INTERSECTION OF 7900 EAST STREET AND STOKER LANE AND THE WEBER COUNTY BRASS CAP MONUMENT WITNESSING THE SOUTH QUARTER CORNER OF SAID SECTION 6. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEBER COUNTY SURVEYORS BRASS CAP CENTER LINE MONUMENT AT THE INTERSECTION OF 7800 EAST STREET AND STOKER LANE, THENCE NORTH 01° 27' 40" WEST 319.11 FEET COINCIDENT WITH THE CENTERLINE OF SAID 7800 EAST STREET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE PERIMETER OF POVERTY FLATS SUBDIVISION (BOOK 45 PAGE 028 OF WEBER COUNTY RECORDS), 1) SOUTH 89° 03' 25" WEST 334.48 FEET; 2) SOUTH 57° 26' 55" WEST 192.55 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "LANDMARK"; 3) NORTH 25° 05' 52" WEST 203.76 FEET; THENCE NORTH 57° 33' 16" EAST 78.21 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 13° 05' 00" WEST 127.19 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89° 03' 25" EAST 205.16 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 00° 56' 35" EAST 26.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89° 03' 25" EAST 334.71 FEET TO THE CENTERLINE OF SAID 7800 EAST STREET; THENCE SOUTH 01° 27' 40" EAST 224.22 FEET COINCIDENT WITH SAID CENTERLINE TO THE POINT OF BEGINNING. E#3119735 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]



Weber County

**Exhibit "B"**

The subject parcel was modified outside of a subdivision plat following platting requirements that enacted in 1992.

