



Weber County

E# 3322026 PG 1 OF 5
LEANN H KILTS, WEBER CTY. RECORDER
17-APR-24 11:23 AM FEE \$0.00 DC
REC FOR: WEBER COUNTY PLANNING



W3322026

Notice of Non-buildable Parcel

April 10, 2024

Re: Property identified as Parcel # 23-012-0141

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 23-012-0141 is currently zoned Destination and Recreation Resort (DRR-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). 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:

- a) *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*
- b) *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*
- c) *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*
- d) *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*
- e) *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*
- f) *A parcel of real property that contains at least 100 acres; or*
- g) *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*
- h) *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.

Signatures on the following page.



Weber County

Dated this 17 day of April, 2024

Planner

Weber County Planning Division

STATE OF UTAH)

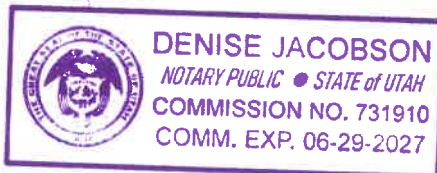
:SS

COUNTY OF WEBER)

On this 17th day of April, 2024 personally appeared before me,
Marta Bercechet, 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 # 23-012-0141

ALL OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF THE WEBER CACHE COUNTY LINE RECORDED AT BOOK-PAGE 40-21. LESS AND EXCEPTING ALL OF SUMMIT PASS AND SPRING PARK RECORDED AS ENTRY NUMBER 2672934. ALSO LESS AND EXCEPTING THE FOLLOWING:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEBER COUNTY/CACHE COUNTY LINE, SAID POINT BEING SOUTH 03°23'48" WEST 1362.91 FEET AND SOUTH 86°36'12" EAST 810.68 FEET FROM THE NORTHWEST CORNER OF SECTION 6; THENCE SOUTH 69°21'59" EAST 138.92 FEET; THENCE SOUTH 68°52'59" EAST 618.66 FEET; THENCE SOUTH 32°04'40" EAST 209.32 FEET; THENCE SOUTH 70°37'30" WEST 510.29 FEET; THENCE NORTH 28°34'39" WEST 704.29 FEET TO THE POINT OF BEGINNING.

[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.]

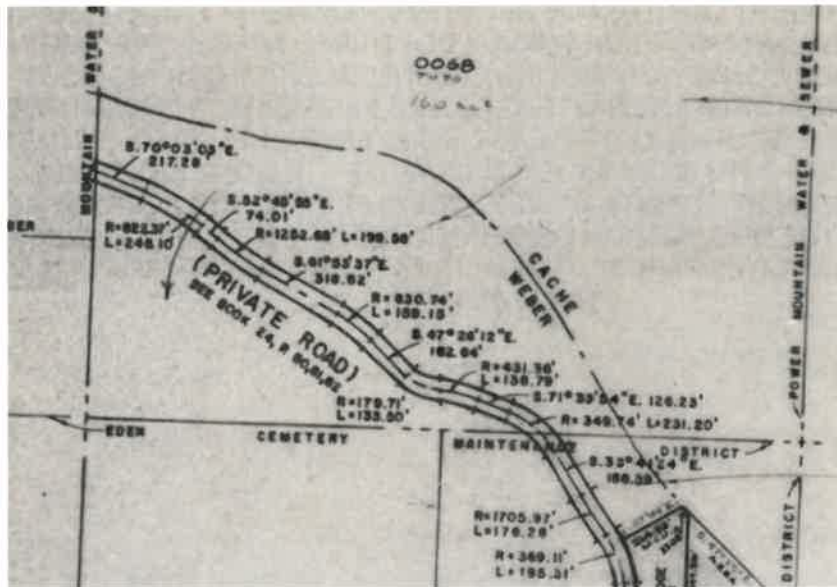


Weber County

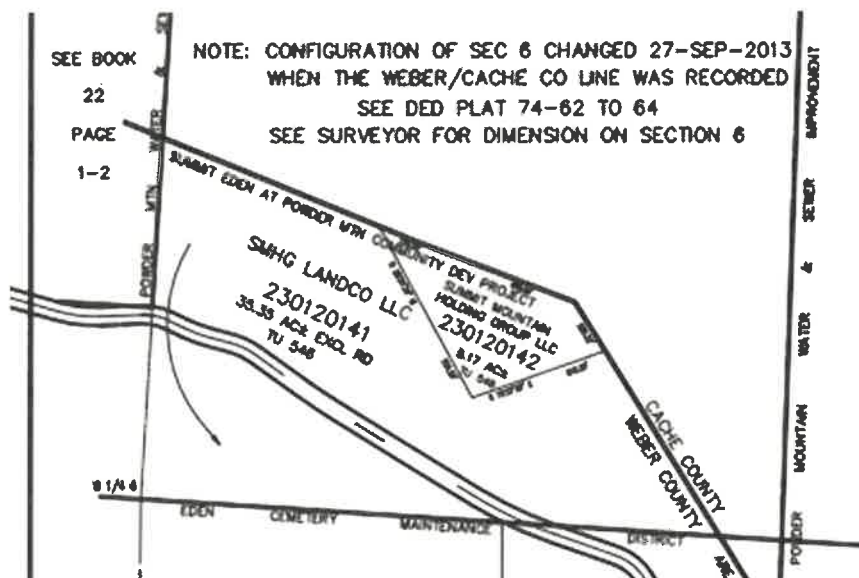
Exhibit "B"

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

1992



2024





Weber County

Legal Description

PROPERTY DESCRIPTION

Date/Time: 25-MAR-2024 03:21 PM

Serial No. 23 012 0141 As of 20-JUN-2014 Change Year and Code 2014 ORIG Acres 35.35

+ -

* The following description *

SQ FT

* for taxation purposes only*

Renumber **Enter/Edit**

Nbr.	Description
11	ALL OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH,
12	RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING
13	SOUTH OF THE WEBER CACHE COUNTY LINE RECORDED AT BOOK-PAGE
14	40-21.
15	LESS AND EXCEPTING ALL OF SUMMIT PASS AND SPRING PARK
16	RECORDED AS ENTRY NUMBER 2672934.
17	ALSO LESS AND EXCEPTING THE FOLLOWING: PART OF THE
18	NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2
19	EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS
20	FOLLOWS: BEGINNING AT A POINT ON THE WEBER COUNTY/CACHE COUNTY
21	LINE, SAID POINT BEING SOUTH 03D23'48" WEST 1362.91 FEET AND
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27	
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