



Weber County



W3236315

Notice of Non-buildable Parcel

E# 3236315 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER
16-MAY-22 3:03 PM FEE \$0.00 TN
REC FOR: WEBER COUNTY PLANNING

May 16, 2022

Re: Property identified as Parcel # 22-009-0096

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-005-0096 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.



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Signatures on the following page.

Dated this 16 day of May, 2022

Planner Technician
Weber County Planning Division

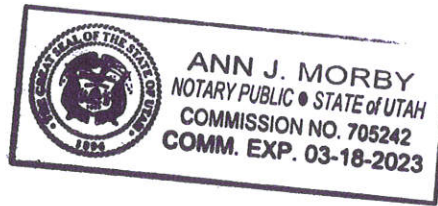
STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this May day of 16, 2022 personally appeared before me, Marta Borchert, 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 # 22-009-0096

ALL OF THAT PORTION OF 22-009-0022 LYING EAST OF 2900 EAST STREET, SAID PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY, ALSO DESCRIBED AS; BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2900 EAST STREET AND MORE OR LESS IN THE CENTERLINE OF CHICKEN CREEK, SAID POINT BEING SOUTH 89°47'05" EAST 1399.33 FEET AND SOUTH 00°12'55" WEST 1266.09 FEET FROM THE FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE CENTERLINE OF CHICKEN CREEK MORE OR LESS THE FOLLOWING TEN (10) COURSES, MORE OR LESS, (1) NORTH 85°59'19" EAST 57.22 FEET; (2) SOUTH 87°12'37" EAST 37.87 FEET; (3) NORTH 76°32'13" EAST 96.28 FEET; (4) SOUTH 86°04'17" EAST 59.00 FEET; (5) NORTH 62°27'19" EAST 40.71 FEET; (6) SOUTH 87°12'31" EAST 52.03 FEET; (7) SOUTH 70°53'56" EAST 13.96 FEET; (8) SOUTH 48°31'49" EAST 41.59 FEET; (9) NORTH 62°13'15" EAST 101.80 FEET; (10) SOUTH 62°12'33" EAST 46.55 FEET TO A POINT IN AN EXISTING ANCIENT FENCE LINE; THENCE SOUTH 01°12'26" EAST ALONG SAID FENCE 112.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 4100 NORTH STREET; THENCE SOUTH 89°47'52" WEST SAID NORTHERLY LINE 516.83 FEET TO THE EASTERLY LINE OF 2900 EAST STREET; THENCE NORTH 02°17'47" EAST ALONG SAID EASTERLY LINE, 84.34 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE BOUNDS OF NORTH OGDEN CANYON ROAD. ALSO LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE BOUNDS OF 2900 EAST STREET.



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Exhibit "B"

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

