



**Weber County**

**Notice of Non-buildable Parcel**

May 16, 2023

**Re:** Property identified as Parcel # 17-168-0002

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



\*W3283583\*

To whom it may concern,

The land with Parcel Number 17-168-0002 is currently zoned Forest (FV-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:*

- 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 16 day of May 2023

Mary Beth  
Planner Technician  
Weber County Planning Division

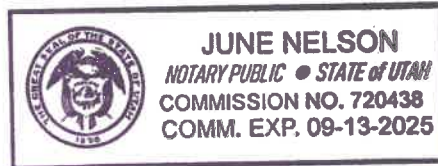
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 16 day of May, 2023 personally appeared before me, Marta Borchert, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

June Nelson  
Notary Public  
Residing at:





**Weber County**

**Exhibit "A"**

**Parcel # 17-168-0002**

PART OF LOT 2 AND PART OF LOT 1, D.G. WRIGHT SUBDIVISION, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, D.G. WRIGHT SUBDIVISION, RUNNING THENCE WEST 155.28 FEET, THENCE NORTH 33D53' WEST 126.31 FEET; THENCE NORTH 47D25' WEST 71.04 FEET; THENCE NORTH 38D EAST 40.00 FEET; THENCE NORTH 25D26'06" WEST 22.36 FEET; THENCE NORTH 28D11'32" EAST 77.00 FEET; THENCE NORTH 35D49'29" EAST 29.72 FEET; THENCE NORTH 62D25'02" EAST 82.84 FEET; THENCE NORTH 38D EAST 85.61 FEET; THENCE EAST 83.20 FEET; THENCE SOUTH 402.46 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A EASEMENT AND RIGHT OF WAY FOR A DRIVEWAY DESCRIBED AS FOLLOWS: PART OF LOT 1, D.G. WRIGHT SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT SOUTH 140.15 FEET AND SOUTH 38D WEST 452.51 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH 38D EAST 40.00 FEET, THENCE NORTH 25D26'06" WEST 22.36 FEET, THENCE SOUTH 16D11'55" WEST 53.85 FEET TO THE POINT OF BEGINNING. (BOOK 1764 PAGE 1648).



Weber County

Exhibit "B"

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

Legal Description

Date Time: 15-MAY-2023 01:20 PM

**PROPERTY DESCRIPTION**

Serial No. 17 168 0002 As of 20-SEP-1995 Change Year and Code 1995 ORIG Acres 1.87

\* The following description \*  
\* for taxation purposes only\*

\$Q FT

Renumber Enter/Edit

Nbr.	Description
▲ 11	PART OF LOT 2 AND PART OF LOT 1, D.G. WRIGHT SUBDIVISION,
12	WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS, BEGINNING AT THE
13	SOUTHEAST CORNER OF LOT 2, D.G. WRIGHT SUBDIVISION, RUNNING
14	THENCE WEST 155.28 FEET, THENCE NORTH 33D53' WEST 126.31 FEET;
15	THENCE NORTH 47D25' WEST 71.04 FEET; THENCE NORTH 38D EAST
16	40.00 FEET; THENCE NORTH 25D26'06" WEST 22.36 FEET; THENCE
17	NORTH 28D11'32" EAST 77.00 FEET; THENCE NORTH 35D49'29" EAST
18	29.72 FEET; THENCE NORTH 62D25'02" EAST 82.84 FEET; THENCE
19	NORTH 38D EAST 85.61 FEET; THENCE EAST 83.20 FEET; THENCE
20	SOUTH 402.46 FEET TO THE POINT OF BEGINNING.
21	TOGETHER WITH A EASEMENT AND RIGHT OF WAY FOR A DRIVEWAY
22	DESCRIBED AS FOLLOWS: PART OF LOT 1, D.G. WRIGHT
23	SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP
24	8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING
25	AT A POINT SOUTH 140.15 FEET AND SOUTH 38D WEST 452.51 FEET
26	FROM THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE
27	NORTH 38D EAST 40.00 FEET, THENCE NORTH 25D26'06" WEST 22.36
▼ 28	FEET, THENCE SOUTH 16D11'55" WEST 53.85 FEET TO THE POINT OF