



W3286919

Weber County

Notice of Non-buildable Parcel

E# 3286919 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER
14-JUN-23 2:37 PM FEE \$0.00 SW
REC FOR: WEBER COUNTY PLANNING

June 6, 2023

Re: Property identified as Parcel # 22-048-0003

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number **22-048-0003** is currently zoned Forest Valley (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 14 day of June, 2023

Planner Technician
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 14 day of June, 2023 personally appeared before me, Ann J. Morby, 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 # 22-048-0003

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 330 FEET NORTH OF THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 34, AND RUNNING THENCE NORTH 242.90 FEET, THENCE NORTH 30°29'36" WEST 867.10 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THENCE WEST 125 FEET; THENCE SOUTH 23°58'38" EAST 534.91 FEET; THENCE SOUTH 58°23'06" WEST 61.53 FEET; THENCE SOUTH 0°10'40" EAST 169.60 FEET; THENCE SOUTH 89°49'20" WEST 41.46 FEET; THENCE NORTH 46°34'27" WEST 317.06 FEET, MORE OR LESS, THENCE SOUTH 510 FEET, MORE OR LESS, THENCE EAST 11.50 FEET THENCE NORTH 70 FEET, THENCE EAST 450 FEET, TO ROAD THENCE SOUTHEASTERLY AND EASTERLY ALONG ROAD 5 COURSES AS FOLLOWS; SOUTH 40°45' EAST 150 FEET, THENCE SOUTH 52°30' EAST 50 FEET, THENCE SOUTH 86°00' EAST 50 FEET, THENCE NORTH 73°35' EAST 100 FEET, THENCE SOUTH 79°15' EAST 110 FEET, MORE OR LESS TO STATE ROAD RIGHT OF WAY, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 60 FEET, MORE OR LESS, TO A POINT EAST OF BEGINNING, THENCE WEST TO BEGINNING.



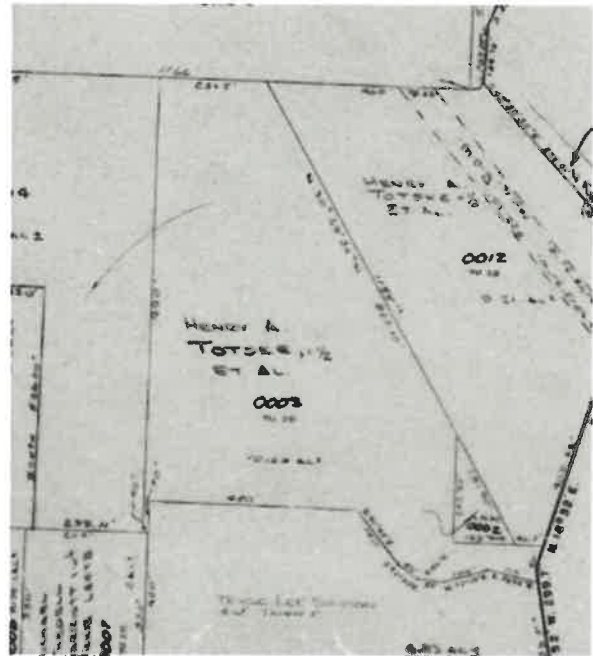
Weber County

Exhibit "B"

The subject parcel does not have the required frontage and was modified outside of 1992.

2022

1992



Legal Description

PROPERTY DESCRIPTION Date Time: 06-JUN-2023 12:38 PM

Serial No. 22 048 0003 As of 12-OCT-1995 Change Year and Code 1995 R/P Acres 7.58

* The following description * SQ FT

* for taxation purposes only* Remember Enter/Edit

Nbr.	Description
11	PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7
12	NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT 330 FEET NORTH OF THE SOUTHEAST CORNER
14	OF SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 34,
15	AND RUNNING THENCE NORTH 242.90 FEET, THENCE NORTH 30D29'36"
16	WEST 867.10 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER
17	OF THE SOUTHWEST QUARTER THENCE WEST 125 FEET; THENCE SOUTH
18	23D58'38" EAST 534.91 FEET; THENCE SOUTH 58D23'06" WEST 61.53
19	FEET; THENCE SOUTH 0D10'40" EAST 169.60 FEET; THENCE SOUTH
20	89D49'20" WEST 41.46 FEET; THENCE NORTH 46D34'27" WEST 317.06
21	FEET, MORE OR LESS, THENCE SOUTH 910 FEET, MORE OR LESS,
22	THENCE EAST 11.50 FEET THENCE NORTH 70 FEET, THENCE EAST 450
23	FEET, TO ROAD THENCE SOUTHEASTERLY AND EASTERLY ALONG ROAD
24	5 COURSES AS FOLLOWS; SOUTH 40D45' EAST 150 FEET, THENCE
25	SOUTH 52D30' EAST 50 FEET, THENCE SOUTH 86D00' EAST 50 FEET,
26	THENCE NORTH 73D35' EAST 100 FEET, THENCE SOUTH 79D15' EAST
27	110 FEET, MORE OR LESS TO STATE ROAD RIGHT OF WAY, THENCE
28	NORTHEASTERLY ALONG SAID RIGHT OF WAY 60 FEET, MORE OR LESS,