



Weber County



W3286918

Notice of Non-buildable Parcel

E# 3286918 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER
14-JUN-23 2:37 PM FEE \$.00 SW
REC FOR: WEBER COUNTY PLANNING

June 6, 2023

Re: Property identified as Parcel # 22-048-0004

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number **22-048-0004** 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.

Ann J. Morby
Notary Public
Residing at:





Weber County

Exhibit "A"

Parcel # 22-048-0004

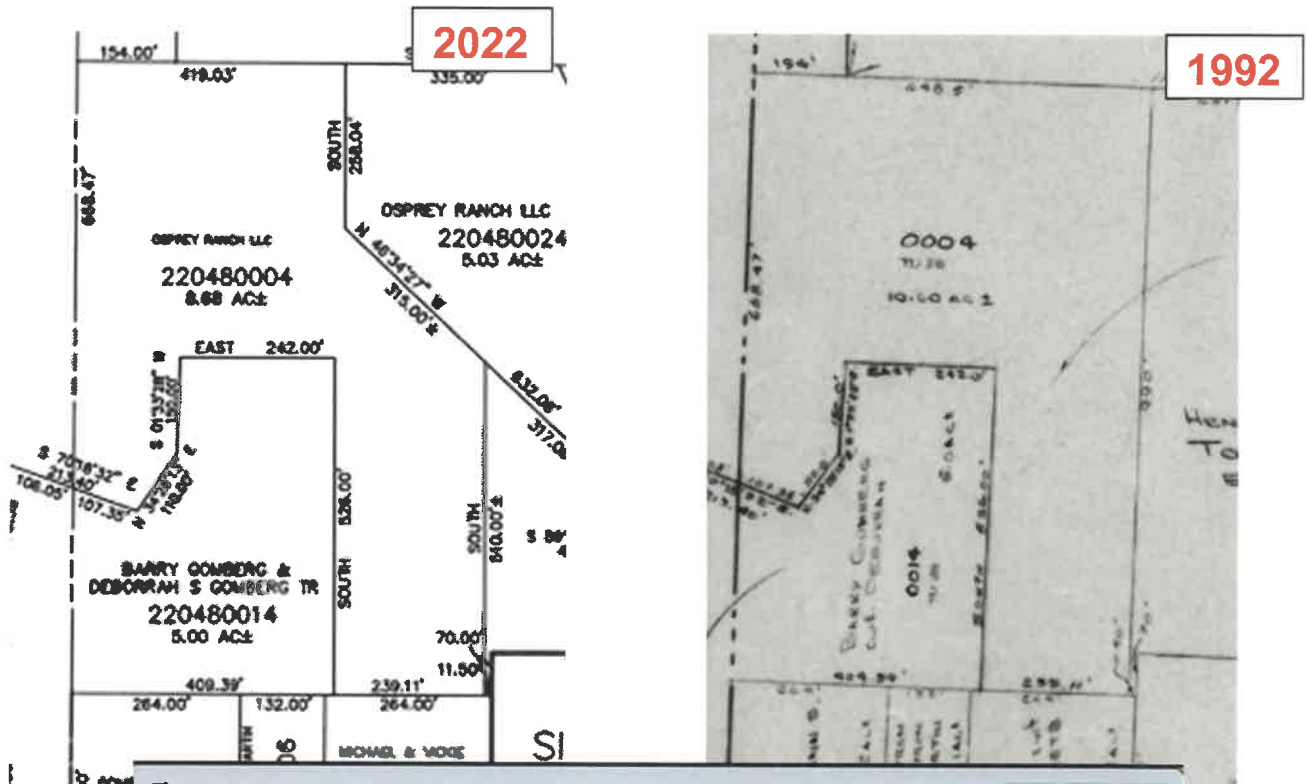
PART OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 651.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 668.4 FEET THENCE SOUTH 89D41'34" EAST 419.03 FEET; THENCE SOUTH 258.04 FEET; THENCE SOUTH 46D34'27" EAST 315 FEET, MORE OR LESS, THENCE SOUTH 510 FEET, MORE OR LESS, THENCE WEST 239.11 FEET, THENCE NORTH 526 FEET, THENCE WEST 242.0 FEET THENCE SOUTH 1D33'28" WEST 150.0 FEET, THENCE SOUTH 34D28'13" WEST 110.0 FEET, THENCE NORTH 70D18'32" WEST 107.35 FEET TO THE POINT OF BEGINNING.



Weber County

Exhibit "B"

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



Legal Description

PROPERTY DESCRIPTION Date Time: 06-JUN-2023 12:24 PM

Serial No. 22 048 0004 As of 12-OCT-1995 Change Year and Code 1995 R/P Acres 8.68

+ - * The following description * SQ FT

* for taxation purposes only* Remember Enter/Edit

Nbr.	Description
11	PART OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION
12	34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN,
13	U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT
14	NORTH 651.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION
15	34, AND RUNNING THENCE NORTH 668.4 FEET THENCE SOUTH 89D41'34"
16	EAST 419.03 FEET; THENCE SOUTH 258.04 FEET; THENCE SOUTH
17	46D34'27" EAST 315 FEET, MORE OR LESS, THENCE SOUTH 510 FEET,
18	MORE OR LESS, THENCE WEST 239.11 FEET, THENCE NORTH 526 FEET,
19	THENCE WEST 242.0 FEET THENCE SOUTH 1D33'28" WEST 150.0
20	FEET, THENCE SOUTH 34D28'13" WEST 110.0 FEET, THENCE NORTH
21	70D18'32" WEST 107.35 FEET TO THE POINT OF BEGINNING.