



Weber County



W3286917

Notice of Non-buildable Parcel

E# 3286917 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 # 22-048-0024

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number **22-048-0024** 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

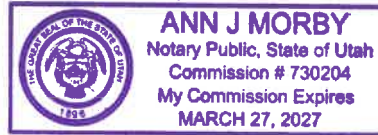
STATE OF UTAH)

: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 # 22-048-0024

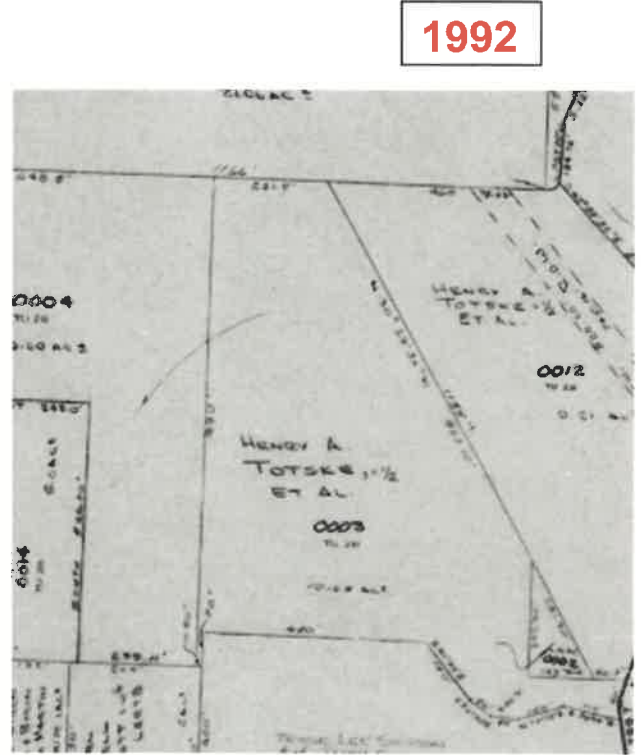
PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT NORTH 0D22'55" EAST 1323.82 FEET ALONG THE SECTION LINE AND SOUTH 89D41'34" EAST 419.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE SOUTH 89D41'34" EAST 335.00 FEET, THENCE SOUTH 23D58'38" EAST 534.91 FEET, THENCE SOUTH 58'23'06" (SHOULD BE 58D23'06") WEST 61.53 FEET, THENCE SOUTH 0D10'40" EAST 169.60 FEET, THENCE SOUTH 89D49'20" WEST 41.46 FEET, THENCE NORTH 46D34'27" WEST 632.06 FEET, THENCE NORTH 258.04 FEET TO THE POINT OF BEGINNING. [WITH RIGHT OF WAY FROM STATE HIGHWAY U-162. CONTAINS 5.03 ACRES.] [NOTE: THE DESCRIPTION USED E # 3145235 APPEARS IN CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE.]



Weber County

Exhibit "B"

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



PROPERTY DESCRIPTION		Date/Time: 06-JUN-2025 12:30 PM
Serial No.	22 048 0024	As of 19-JAN-2016
Change Year and Code	2016 CHNG	Acres 5.03
* 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 NORTH,	
12	RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A	
13	POINT NORTH 0D22'55" EAST 1323.82 FEET ALONG THE SECTION LINE	
14	AND SOUTH 89D41'34" EAST 419.03 FEET FROM THE SOUTHWEST CORNER	
15	OF SAID SECTION 34, AND RUNNING THENCE SOUTH 89D41'34" EAST	
16	335.00 FEET, THENCE SOUTH 23D58'38" EAST 534.91 FEET, THENCE	
17	SOUTH 58'23'06" (SHOULD BE 58D23'06") WEST 61.53 FEET, THENCE	
18	SOUTH 0D10'40" EAST 169.60 FEET, THENCE SOUTH 89D49'20" WEST	
19	41.46 FEET, THENCE NORTH 46D34'27" WEST 632.06 FEET, THENCE	
20	NORTH 258.04 FEET TO THE POINT OF BEGINNING.	
21	[WITH RIGHT OF WAY FROM STATE HIGHWAY U-162. CONTAINS	
22	5.03 ACRES.]	
23		
24	[NOTE: THE DESCRIPTION USED E # 3145235 APPEARS IN	
25	CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE.]	