



Weber County



W3299143

Notice of Non-buildable Parcel

September 21, 2023

E# 3299143 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER
21-SEP-23 4:39 PM FEE \$.00 SW
REC FOR: WEBER COUNTY PLANNING

Re: Property identified as Parcel # **22-023-0146**

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-023-0146 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:

- 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.



Weber County

Signatures on the following page.

Dated this 21 day of Sep, 2023

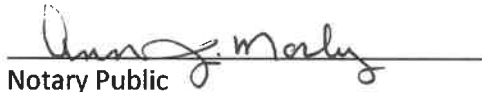

Planner Technician
Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 21 day of Sept, 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 # 22-023-0146

PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING AT A POINT 787.18 FEET SOUTH 0D24'04" WEST ALONG THE SECTION LINE AND 93.86 FEET WEST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 4D41'57" EAST 159.43 FEET; THENCE SOUTH 88D33'45" WEST 283.15 FEET; THENCE NORTH 83.16 FEET; THENCE SOUTH 88D48'43" EAST 115.03 FEET; THENCE NORTH 0D36'30" EAST 168.81 FEET; THENCE SOUTH 50D30'45" EAST 55.22 FEET; THENCE SOUTH 56D13'31" EAST 26.30 FEET; THENCE SOUTH 59D32'23" EAST 62.58 FEET; THENCE SOUTH 86D30'32" EAST 34.85 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: 21-SEP-2023 04:24 PM

Serial No. 22 023 0146 As of 08-APR-1998 Change Year and Code 1998 ORIG Acres 0.

* The following description * SQ FT

* for taxation purposes only* Remember Enter/Edit

Nbr.	Description
11	PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH,
12	RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U S SURVEY:
13	BEGINNING AT A POINT 787.18 FEET SOUTH 0D24'04" WEST ALONG
14	THE SECTION LINE AND 93.86 FEET WEST FROM THE NORTHEAST
15	CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH
16	4D41'57" EAST 159.43 FEET; THENCE SOUTH 88D33'45" WEST
17	283.15 FEET; THENCE NORTH 83.16 FEET; THENCE SOUTH 88D48'43"
18	EAST 115.03 FEET; THENCE NORTH 0D36'30" EAST 168.81 FEET;
19	THENCE SOUTH 50D30'45" EAST 55.22 FEET; THENCE SOUTH 56D13'31"
20	EAST 26.30 FEET; THENCE SOUTH 59D32'23" EAST 62.58 FEET;
21	THENCE SOUTH 86D30'32" EAST 34.85 FEET TO THE POINT OF
22	BEGINNING.

1992



1997



1998

