



Weber County

Notice of Non-Buildable Parcel

DATE: December 27, 2023

Re: Property identified as Parcel # 16-037-0110

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 16-037-0110 is currently zoned Agricultural (A-1) 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). The subject parcel is not a "Lot of Record" because it does not meet any of the circumstances listed in LUC§101-2-13 **Lot Definitions**, as listed below:

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 July 1, 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

Dated this _____ day of _____, 20__

Planner II
Weber County Planning Division

STATE OF UTAH)
 :ss
COUNTY OF WEBER)

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

Notary Public
Residing at:

Exhibit "A"

Parcel # 16-037-0110

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED 10.00 FEET NORTH 00D11'07" WEST (NORTH 00D26'30" EAST BY RECORD) FROM THE SUTH QUARTER CORNER OF SAID SECTION 20 (BASIS OF BEARING IS THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH BEARS NORTH 88D48'13" WEST); RUNNING THENCE NORTH 88D48'13" WEST 342.43 FEET (NORTH 89D39'58" WEST 342.51 FEET BY RECORD) TO THE EAST LINE OF PINWOOD ESTATE SUBDIVISION NO. 2, RECORDED AS ENTRY NO. 1020127 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 01D18'15" EAST (NORTH 00D26'30" EAST BY RECORD) 649.44 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE OGDEN BRIGHAM CANAL; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FROU (4) COURSES: (1) SOUTHEASTERLY ON A NON TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE, A DISTANCE OF 15.50 FEET, CHORD BEARS SOUTH 62D56'26" EAST 15.49 FEET, HAVING A CENTRAL ANGLE OF 03D24'53"; (2) SOUTH 61D14'00" EAST 281.50 FEET; (3) SOUTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE, A DISTANCE OF 35.88 FEET, CHORD BEARS SOUTH 57D17'12" EAST 35.85 FEET, HAVING A CENTRAL ANGLE OF 07D54'25"; AND (4) SOUTH 53D20'00" EAST 44.06 FEET TO THE WEST LINE OF FAIRFIELD ACRES SUBDIVISION PLAT II, PARTIALLY AMENDED, RECORDED AS ENTRY NO. 1226856; THENCE SOUTH 00D11'07" EAST (SOUTH 00D26'30" WEST BY RECORD) 468.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 4.33 ACRES.