

Return Name & Address:



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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0550

Applicant Name: Valerie Ross

Property Owner Name: Robert Tracy

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 107248, 340533-3-004-0201

Lot Size: Approximately 2 acres

1. CONVEYANCE

- ☐ **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.
- ☒ **IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development. SEE ATTACHED LETTER.

2. DEVELOPMENT

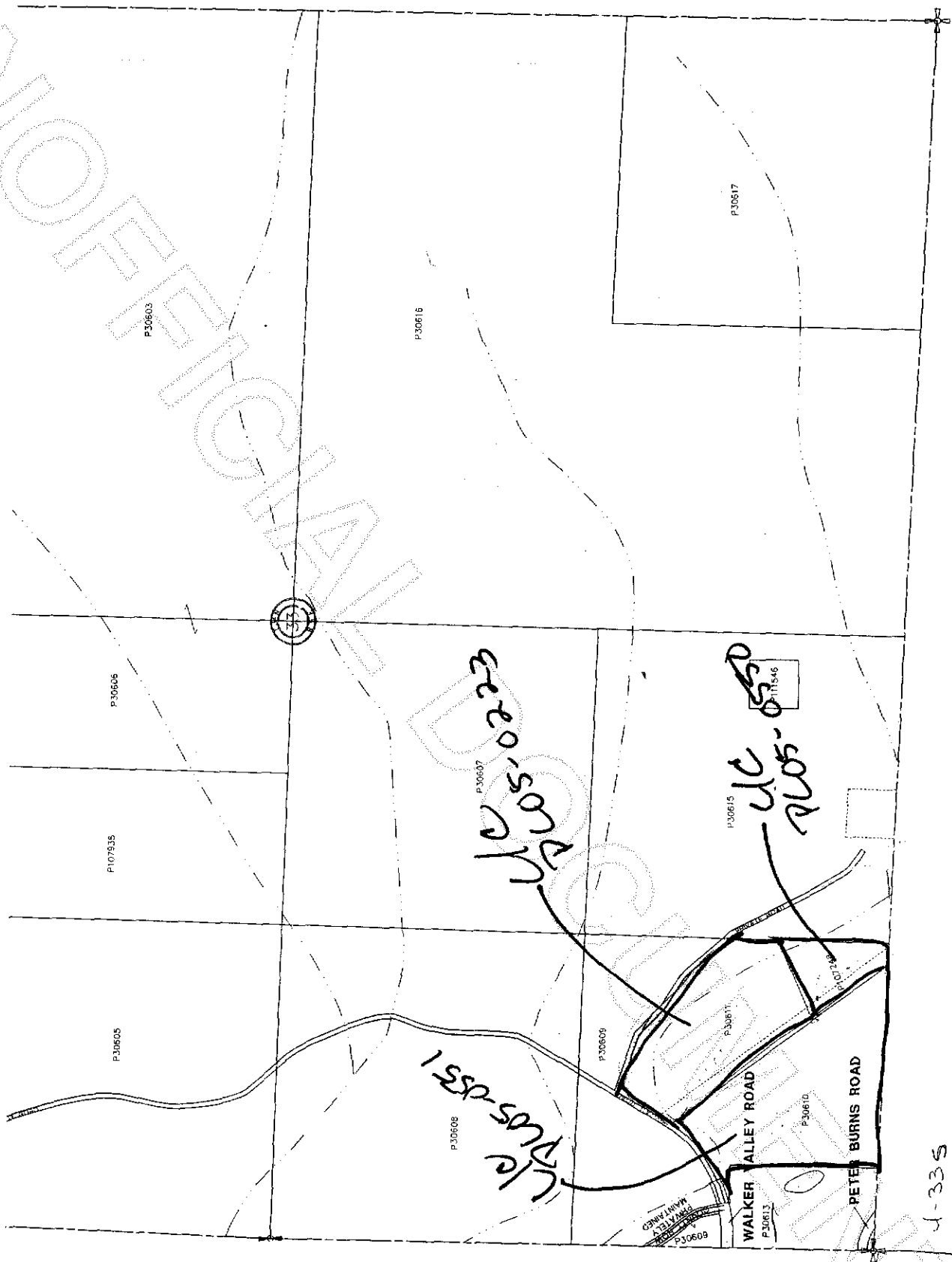
- ☐ **IS**, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- ☐ **IS NOT**, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore IS eligible to be considered for development permits.
- ☒ **IS NOT**, the minimum lot size required for the Secondary Forestry zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: Grace Roeder

Date: 8/8/2005

See attached map for Lot of Record boundaries.

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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

August 8, 2005

Valerie Ross
22648 N. Starbird Road
Mount Vernon, WA 98274

RE: Lot of Record Certification PL05-0233
Parcels P30611 and 107248

Dear Ms. Ross:

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

Review of the documents submitted has resulted in the following determination:

The current zoning of all parcels involved is Secondary Forestry with a minimum lot size of 20 acres. Due to each parcel being less than 20 acres in size, each one of the parcels involved is considered substandard to the zoning designation.

In 1979, by legal description, Parcels P30610, 30611 and 107248 were actually one total unit of property. In 1979, the first conveyance and separation of Parcel P30611, which at this time still included P107248, from P30610 was not in compliance with Skagit County Subdivision regulations. In 1995, the second separation and conveyance of Parcel P107248 from P30611 was again not in compliance with Skagit County Subdivision regulations. All of these conveyances were accomplished without benefit of a Short Subdivision. The second conveyance has compounded a situation that was already out of compliance with Skagit County regulations.



Valerie Ross
August 8, 2005
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It should be noted that any buildings located on P107248 have been placed without benefit of review of a Building Permit Application, issuance of Building Permits or associated inspections. Enclosed please find a copy of a current Notice of Violation sent to Mr. Robert Tracy by this office. The Notice of Violation is in regard to placement of buildings without appropriate permits and review. The requirement for Building Permits for these buildings or removal of the buildings is being held in abeyance until there is a further determination by this office as to whether or not there is a remedy to the illegal conveyance of the noted parcels. The noted determination will have a direct bearing on required compliance with the Notice of Violation. However, continued construction of the building(s) shall not be allowed.

In addition, because Parcel P30611 was originally part of Parcel P30610, P30610 is also considered as a parcel not having been created in compliance with County regulations, due to the 1979 separation. Therefore, development permits cannot be issued for P30610.

This office will be in further contact upon determining a specific course of action. If you have any questions, please feel free to contact this office.

Enclosed please find all of the material submitted for review. In addition, the original of the Lot Certifications for all parcels involved have been forwarded to the Skagit County Auditor for recording. The originals of the Lot Certifications and invoices for recording will be forwarded upon receipt.

Sincerely,

Grace Roeder, Associate Planner
Planning & Development services

Gr
Enclosures



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