

Return Name & Address:



200510070006

Skagit County Auditor

10/7/2005 Page

1 of

5 8:41AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_05-0453

Applicant Name: Lyle Wesen

Property Owner Name: same

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

P#(s): 48461 and 107927; 360328-4-001-0004, 360328-4-001-0103; Ptn of NE 1/4 of SE 1/4, Sec 28, Twp. 36, Rge 3.

Lot Size: approximately 36 acres total

**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.

**X** *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.

**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)(vii)A 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, 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: *How Roeder*

Date: 10/5/2005

See attached map for Lot of Record boundaries.





# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

October 5, 2005

Mr. & Mrs. Lyle Wesen  
7280 Worline Road  
Bow, WA 98232

RE: Lot of Record Certifications:

PL05-0450, P48449  
PL05-0451, P48450  
PL05-0452, P48460  
PL05-0453, P48461 and 107927

Dear Mr. & Mrs. Wesen:

I would first like to sincerely thank you for your patience during the lengthy process time for the above noted Lot of Record Certifications. As you may be aware, Skagit County adopted a new Lot of Record Ordinance May 20. Consequently, between "learning" a new set of regulations as well as being inundated with applications since the first of June, review time for applications is extremely lengthy.

As you may be aware, on May 20, a new Lot of Record Ordinance became effective. The review process for Lot Certifications did not change, however Certification became a two-step determination: step one determined whether or not the parcel is a lot of record; step two determined whether or not the lot of record was eligible for development. The new Ordinance requires that in order to be eligible for development a lot of record must either comply with the required minimum lot size for the specific zoning designation or if allowable, comply with one of many designated exemptions.



200510070006  
Skagit County Auditor

The minimum lot size in the Agricultural-Natural Resource Land is 40 acres. Specific to the Agricultural-Natural Resource Land, the new Ordinance allows no exemptions to the minimum lot size when considering residential construction on a parcel less than 40 acres in size. Thus, if a parcel is less than 40 acres in size and has not previously been Certified, residential construction would not be allowed, even if the parcel is recognized as a "lot of record". However, the inability to construct a residence does not preclude transfer of ownership.

The following determinations are based on documents submitted:

Lot of Record Certification PL05-0450, Parcel P48449:

Parcel P48449 is approximately 21 acres in size. Due to being substandard in size, it is considered a Lot of Record only for conveyance purposes.

Lot of Record Certification PL05-0451, Parcel P48450:

Parcel P48450 is approximately 51 acres in size and is considered a Lot of Record for both conveyance and development purposes.

Lot of Record Certification PL05-0452, Parcels P48460:

Parcel P 48460 has an existing residence. It is approximately 18 acres in size and is considered a subdivisional 20 acres. Although being substandard in size, this parcel is considered a Lot of Record with all appropriate abilities for further development, i.e., accessory structures, remodeling or replacement of existing residence.

Lot of Record Certification PL05-0453, Parcels P48461 and P107927:

Parcels P 48461 and 107927 were created by a separation in 1995 that was not in compliance with Skagit County regulations. In order to correct this situation, it will be necessary for both parcels to be re-combined and under the same ownership. Please feel free to contact a title company to inquire as to the best method for correction. It will be necessary for the correction to occur prior to issuance of a Lot of Record Certification. At



200510070006  
Skagit County Auditor

Mr. & Mrs. Lyle Wesen  
October 5, 2005  
Page Three

this time, neither Parcel P48461 nor 107927 may be considered a Lot of Record. At such time as these parcels are re-combined, possibly through a Boundary Line Adjustment, a Lot of Record Certification could be issued. The total unit is approximately 36 acres in size with an existing residence and would be considered a subdivisional 40 acre tract. The total unit would be considered a Lot of Record for conveyance or development purposes.

Enclosed please find all information submitted for review as well as copies of the unrecorded Lot Certifications. The originals of the Lot Certifications have been forwarded to the Skagit County Auditor for recording. The originals and invoices for recording will be forwarded upon receipt from the Auditor. Also enclosed is a copy of the Ordinance adopted May 20. If you have any questions, please feel free to contact this office.

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services

Gr  
Enclosures  
Cc: Tom Aliotti



200510070006  
Skagit County Auditor

10/7/2005 Page 5 of 5 8:41AM