

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: 05-0603

Applicant Name: Peter Franssen

Property Owner Name: John Posel

The Department hereby finds that Lot 44, Block 3, Lake Cavanaugh Subdivision # 2; recorded 9/9/1946;

Parcel Number(s): P66698; 3938-003-044-0000; Ptn of SW ¼, Sec. 26, Twp. 33, Rge 6.

**1. CONVEYANCE**

☒ **IS** a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

**2. DEVELOPMENT**

☐ **IS/ARE**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot(s) is/are located and therefore **IS/ARE** 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.

Authorized Signature: \_\_\_\_\_

*Greg Rooden*

See Attached Map

Date: 10/12/2005

SOUTH SHORE DRIVE

BLOCK 7

BLOCK 3

LIC  
PL00-0518

4c  
PLOS-0603

L/C  
PLOS-0700

PL05-0602



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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

October 11, 2005

Mr. Peter Franssen  
477 E. Richards Road  
Oak Harbor, WA 98277

RE: Lot of Record Certification PL05-0603  
Parcel P66698, Lot 44

Dear Mr. Franssen:

Thank you for your patience during the lengthy process time for the above noted Lot of Record Certification. This office has determined, based on the information submitted, that Parcel P66698 is a Lot of Record. However, it should be noted that the Lot of Record Certification is limited to conveyance only and at this time does not include Certification for development.

The determination of Conveyance Only is based on review of Skagit County Code 14.16.850 as amended May 2005. A copy of the complete amendment is included.

Skagit County Code now requires processing of a Reasonable Use Application prior to residential development on a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

The current zoning of the subject property is Rural Village Residential (RVR). This designation has a minimum lot size of one acre with public sewer and water or 2.5 acres with a water supply of either public or on-site water (well) and on-site sewage disposal. The subject property is approximately 19,516 sq. ft. and is considered substandard to the zoning designation and does not appear to comply with any of the noted exemptions. Thus, in order for residential development to occur a Reasonable Use Certification will be necessary.



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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 116.00 plus publishing cost. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process. The primary criteria for approval of a Reasonable Use Certification is if the review of the Lot Certification indicates there has not been contiguous property ownership at any time since July 1990. If there has been contiguous property ownership since July 1990, a Reasonable Use Application cannot be approved.

The processing time of a Reasonable Use Application is approximately six weeks. Included in the processing is notification of all adjacent property owners within 300 ft and two separate notices published in the Skagit Valley Herald. In order to notify the adjacent property owners, the applicant of a Reasonable Use Application is required to provide stamped, addressed envelopes as part of the complete application.

Enclosed please find the originals of all documents submitted; an unrecorded copy of the Lot Certification. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the original and an invoice for recording will be mailed.

If you have any questions, please feel free to contact this office.

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services

Enclosures



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