

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES  
**LOT OF RECORD CERTIFICATION**

File Number: PL\_05-0557

Applicant Name: Terry Smiley

Property Owner Name: Robert Magnuson

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

P#(s): 35701, 35698, Westerly Ptn of Govt. Lot 1 only, P35699; 350403-0-002-0000, 350403-0-001-0001, 350403-0-001-0100; Within a portion of the NE 1/4 of NE 1/4 of Sec. 3, Twp. 35, Rge 4.

Lot Size: approximately 28 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.

**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)(i) 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: *Mare Roden*

Date: 11/28/2005

See attached map for Lot of Record boundaries.

UNOFFICIAL DOCUMENT



GRIP ROAD

P35713

P35709

P35698

P35701

P35702

P35721

P119170  
P35723

P102169

P107747

P35725

LOT - 1

E'Ly

Ptn

P35699

LIC PLO5-0557

P35703

LIC

PLO5-0804

E'1/2  
Gout Lot 2

Ptn  
P35699

P35699

LIC  
PLO5-0805

LOT - 2

P35704

P35722

P35705

C R E E K



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P35705



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

November 28, 2005

Terry Smiley  
21339 Clora Place  
Sedro Woolley, WA 98284

RE: Lot of Record Certification PL05-0557  
Parcels: Ptn of P35699, P35701, P35698

Lot of Record Certification PL05-0804  
Parcel P35703

Lot of Record Certification PL05-0805  
Parcel: East 1/2 Government Lot 2 only, Ptn P35699

Dear Terry:

Thank you for your patience during the lengthy processing of the above noted Lot of Record Certifications. As you are probably aware, Skagit County adopted a number of amendments to the Zoning Ordinance in regard to lot certifications as well as an extraordinary number of applications have been received, delaying the processing time.

Enclosed please find the above noted Lots of Record Certification, as well as all related material. 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 determinations:

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Lot of Record Certification PL05-0557:

Robert Magnuson acquired the Westerly portion of Government Lot 1, being the easterly portion of P35699, except Parcel P35703; P35701, P35698 and P35700, all as one unit in 1956.

Mr. Magnuson acquired the East ½ of Government Lot 2, being the Westerly Portion of P35699 in 1968. This portion of P35699 is considered a Lot of Record and will be addressed later in this letter.

Lot of Record Certification PL05-0557 cannot be approved at this time. The reason for denial is due to Robert Magnuson separating Parcel P35700 in 1982. Skagit County adopted a Short Subdivision Ordinance in 1971. Thus, a Short Plat was required in order to create this parcel. The illegal segregation affects the portion described as the Westerly portion of Government Lot 1, except P35703, all of P35698, P35701 and as well P35700.

Lot of Record Certification PL05-0804: Parcel P35703:

Parcel P35703 is considered a Lot of Record. The subject property is currently zoned Rural Reserve with a 10 acre minimum lot size; is approximately 4 acres in size and is considered substandard in size to the zoning designation. In compliance with the zoning amendments adopted May 20, 2005, the subject property is eligible for conveyance only and is not eligible for residential development under the Reasonable Use Exemption, due to having been under common ownership since 1990.

Lot of Record Certification PL05-0805: East ½ of Government Lot 2 only, being the Westerly Portion of Parcel P35699:

As noted previously, Mr. Magnuson acquired the East ½ of Government Lot 2, being the Westerly Portion of P35699 in 1968. This portion of P35699 is considered a Lot of Record; is also zoned Rural Reserve and is approximately 20 acres in size.

This portion of P35699 is eligible for residential development as well as possible subdivision through the Short Plat or CaRD process. The property does not appear to be affected by low flow water restrictions. Please feel free to contact Marge Swint of this office for further information regarding the subdivision process.



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Enclosed please find unrecorded copies of the noted Lot of Record Certifications, all material received by this office and a copy of the zoning amendments adopted May 20, 2005. The originals of the Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, invoices for the additional Lot Certifications and recording will be forwarded for payment. If you have any questions, please feel free to contact this office.

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services

Enclosures

Cc: Robert Magnuson  
219401 Grip Road  
Sedro Woolley, WA 98284

Dave McLaughlin, Skagit Surveyors  
806 Metcalf  
Sedro Woolley, WA 98284



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