

Return Name & Address:



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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 05-0661

Applicant Name: Dale Miller

Property Owner Name: Estate of Arden Skaar & James Lewis

The Department hereby finds that Lot 25, Block 2 of Lake Cavanaugh Subdivision # 2
recorded in Volume 5, at pages 37-43, September 9, 1946

Parcel Number(s): P 66657; 3938-002-025-0008; Ptn of NE ¼, Sec. 35, Twp. 33, Rge 6

1. CONVEYANCE

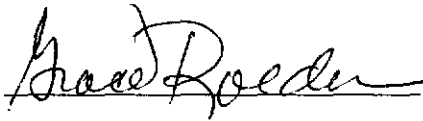
- ☒ **IS A** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore
IS eligible for conveyance.

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.

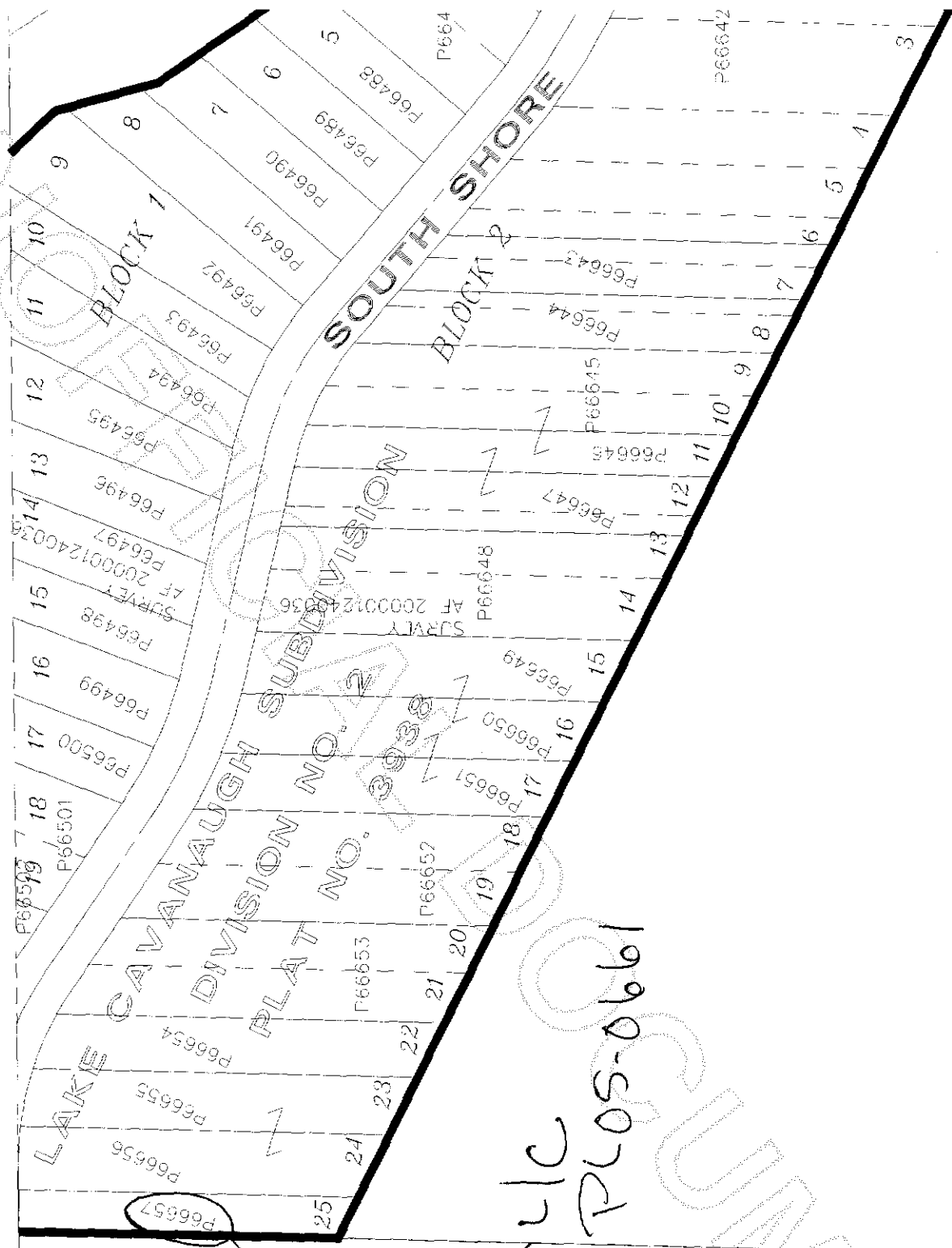
IS NOT the minimum lot size required for the _____ zoning district in which
the lot(s) is/are located, but does meet an exemption listed in
SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for
development permits.

- ☒ **IS NOT**, the minimum lot size required for the Rural Village Residential _____ 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: 

Date: 11/28/2005

See Attached Map



U/C
PLOS-0661



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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

November 28, 2005

Mr. & Mrs. Dale Miller
5130 156th St. SW
Edmonds, WA 98026

RE: Lot of Record Certification PL05-0661
Parcel P66657

Dear Mr. & Mrs. Miller:

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 P66657 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.

In order for development to occur it will be necessary to submit an application for and receive an approved Reasonable Use Certification. 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 whether or not the Lot Certification indicates that there had been contiguous property ownership including the subject property, at any time since July 1990. It appears that there has not been contiguous property ownership since July 1990. However, Skagit County Code now requires processing of a Reasonable Use Application prior to residential development for a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

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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 13,200 sq. ft. and is considered substandard to the zoning designation. Thus, a Reasonable Use Certification will be required prior to submitting any development applications.

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, with two separate notices required to be mailed to the adjacent property owners as well as advertised in the newspaper. It is further required that a mailing list of the adjacent property owners, as well as stamped, addressed envelopes to the adjacent property owners be provided by the Reasonable Use applicant.

It should be noted that the subject property is located adjacent to Secondary Forestry-Natural Resource Land. In this situation a 200 ft. setback is required from that zoning designation. If a Reasonable Use is applied for and approved, and residential development proposed, due to the subject property being only 44 ft. wide, it would be possible to sign a Waiver to not comply with the 200 ft. setback. The Waiver acts as a notification regarding the hazards of developing that close to property that could be subject to timber management, including logging. The minimum required residential setback in Rural Village Residential is 8 ft. from each side, 35 ft. from the front property line and 25 ft. from the rear property line. The approval of a Reasonable Use does not guarantee residential development. It will still be necessary to comply with all other regulations, including, but not necessarily limited to installation of on-site sewage disposal and on-site water supply.



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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 the Lot Certification is 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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