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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 05-0694

Applicant Name: Douglas Ramey

Property Owner Name: same

The Department hereby finds that Lot(s) 1-3, Block 8 of Siegfred's Addition to Bayview recorded on May 25, 1888 in Volume 1, of Plats, Page 11

Parcel Number(s): Lots 1-3, Block 8, only; Ptn P# 71100, 4068-008-008-0006; approximately 21,800 sq. ft.

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 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: Douglas Ramey Date: 1/13/2006

See Attached Map



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

January 13, 2006

Douglas Ramey
11132 Third St.
Mount Vernon, WA 98273

RE: Lot of Record Certification PL05-0694
Ptn of Parcel P# 71100, Lots, 1-3, Blk 8, only

Dear Mr. Ramey:

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 Lots 1-3, Blk 8, of Siegfred's Addition to Bayview, a Portion of Parcel P71100 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 current zoning of the subject property is Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of either one acre with public sewer and public water, or 2.5 acres with any other combination of water and on-site sewage disposal. Thus, the subject property is considered substandard to the Rural Village zoning designation.

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. A copy of these amendments was provided at our meeting earlier this week.

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 \$ 183.00. 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 at any time since July 1990. It appears that there has not been contiguous property ownership since July 1990.

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Mr. Douglas Ramey
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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.

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 are required to be mailed to the adjacent property owners as well as advertised in the newspaper. Please provide stamped envelopes, addressed to all property owners within 300 ft. of the subject property. The scale on the enclosed Assessor's map is 1 inch = 200 ft.

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
Grace Roeder, Associate Planner
Planning & Development Services

Enclosures



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