

Return Name & Address:



200604050093
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0109

Applicant Name: Andy Wedekind

Property Owner Name: Peter Kwast

The Department hereby finds that Lot(s) 32 & 33, less Sly 30 ft. of Lot 32_ of Lake Cavanaugh Subdivision # 3, Block 2_ recorded in Volume 6, Pages 25-31, June 9, 1948.

Parcel Number: P 66983; 3939-2-033-0007; within a Ptn of the SE ¼ of the NE ¼ of Sec. 28, 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.

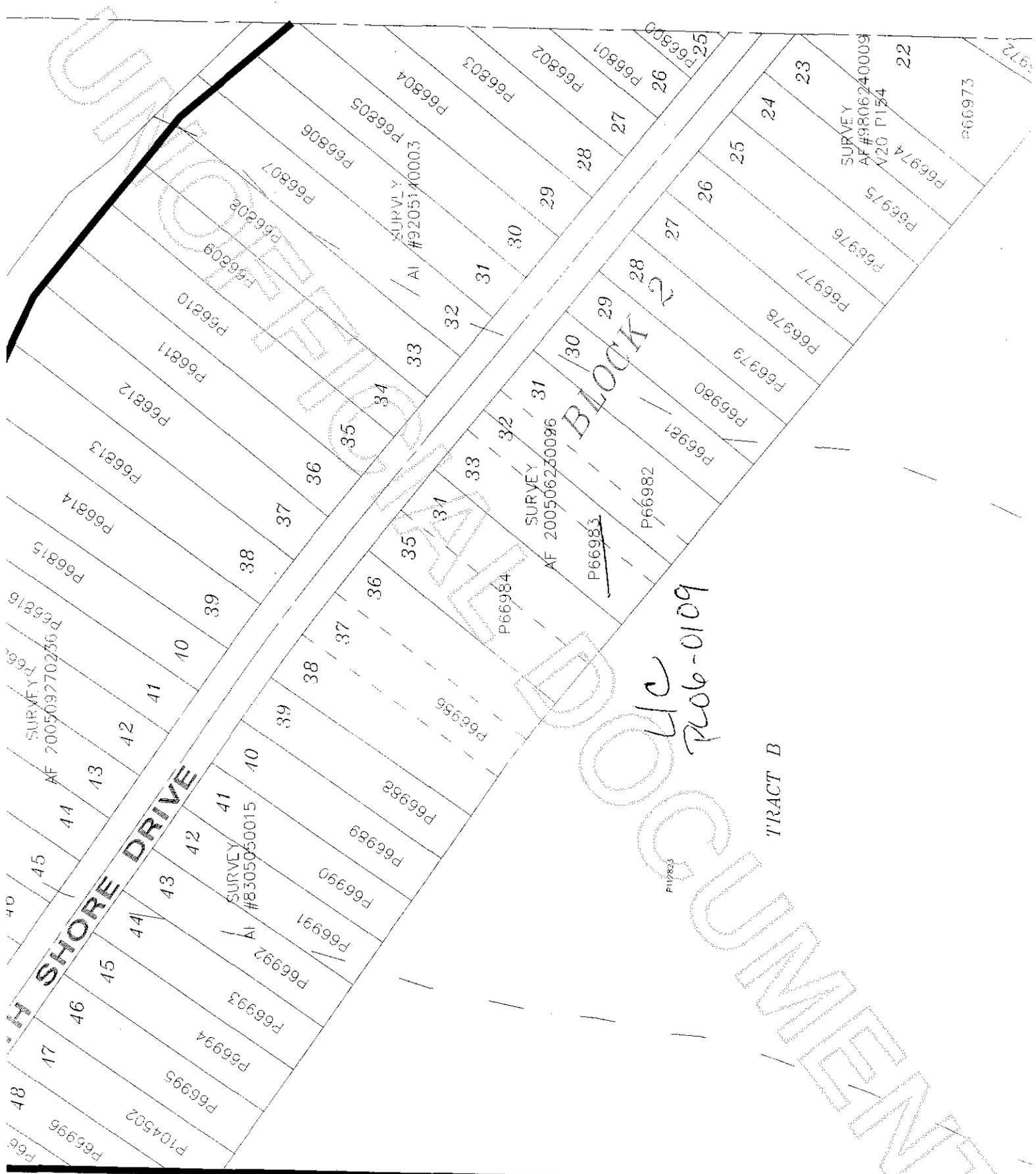
IS/ARE NOT, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

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 development permits.

Authorized Signature: Howe Rodden

Date: 4/5/2006

See Attached Map



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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

April 5, 2006

Andy Wedekind
19115 32nd Ave. N.W.
Stanwood, WA 98292

RE: Lot of Record Certification, PL06-0109
Parcel P66983

Dear Mr. Wedekind:

Thank you for meeting with me on Monday, April 3. Also, Thank you for your patience during the lengthy review of the above noted Lot Certifications. There have been a number of changes to the Zoning Ordinance in regard to the review of Lot Certifications as well as what seems to be an unusually large number of applications submitted. The first review of a Lot Certification answers the question: is the parcel a "lot of record"; the second question is: is there a "development right".

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.

This office has determined, based on the information submitted, that Parcel P66983 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.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Pho.

"Helping You Plan and Build Be



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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, plus approximately \$ 100.00 for publishing costs and \$ 33.00 recording fee for the final document.

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 February 1981. 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 required to be mailed to the adjacent property owners as well as advertised in the newspaper. The Reasonable Use process requires that the applicant submit pre-addressed, stamped envelopes, in addition to the completed application form.

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. When the originals are received by this office from the Auditor, those originals and invoices for recording of the Lot Certification will be forwarded to you.

In reviewing the submitted conveyance documents, it has been noted that there are references to Kermit Law and Joanne Law as "husband and wife" for receiving a fulfillment deed, selling the property and giving a fulfillment deed after they were divorced. This office does not have the ability or authority to determine if the notation of "husband and wife" is correct or not. The intent of this information is to bring it to your attention in order to have an attorney or other authority review the information and make a legal determination.



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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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