

Return Name & Address:



200604130131  
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_05-0677

Applicant Name: \_ Lloyd Jennings, Jr.

Property Owner Name: same

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

P#(s): \_22775; 340326-1-006-0009; within a ptn of the W 1/2 of the SE 1/4 of the NE 1/4 in Sec. 26, Twp 34, Rge 3.

Lot Size: \_approximately 18ac.

**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)(viii) and therefore IS eligible to be considered for development permits

**IS NOT**, the minimum lot size required for the Agricultural-Natural Resource Land 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: *Arac Rodde* Date: 4/7/2006

See attached map.





# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

April 7, 2006

Lloyd Jennings, Jr.  
16035 W. Division St.  
Mount Vernon, WA 98273

RE: Parcel P22775

Dear Mr. Jennings:

Thank you for your patience during the lengthy review of the above noted Lot Certification. There have been amendments to the Zoning Code in regard to review of Lot Certification as it applies to development. Lot Certification is now a two-stage review: the first review answers the question: is the parcel a "lot of record"; the second question is: is there a "development right".

The subject property is and has been zoned Agricultural since 1966. The minimum lot size of the Agricultural zoning district has been 40 acres since 1979. In reviewing the above noted Lot Certification Application the following determination has been made:

Parcel P22775 is a lot of record having been separated through testamentary provisions in accordance with the State of Washington. However, it is indicated in Skagit County Code 14.16.850(4)(b)(iii) (copy enclosed), that parcels separated through testamentary provisions that did not comply with the minimum lot size in effect at the time of separation and do not comply with the current minimum lot size, will not be considered for residential development permits.

The subject property is approximately 18 acres and is considered substandard to the zoning, both at the time of separation as well as now. Thus, there is not a residential development right associated with this parcel. The residential development right was the house located on Parcel P22777, also separated through testamentary provisions.



Lloyd Jennings, Jr.  
April 7, 2006  
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Enclosed please find all the material submitted as part of the application, and a copy of the unrecorded Lot Certification indicating the subject property is a Lot of Record only for conveyance purposes. The original Lot Certification has been forwarded to the Skagit County Auditor for recording. When the original is received by this office from the Auditor, the original and an invoice for recording will be forwarded to you. 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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