



200606190230

Skagit County Auditor

6/19/2006 Page

1 of

4 2:19PM

Return Name &amp; Address:

---

---

---

## SKAGIT COUNTY PLANNING &amp; DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**File Number: PL05-1115Applicant Name: Gerald RohwederProperty Owner Name: same

The Department hereby finds that Lot(s) 10 & 11 (as one parcel) of Hamstrom's Addition to Grassmere, recorded in Volume 3, Page 82, June 9, 1909

Parcel Number: P71042; 4067-002-014-0002; Lots 12, 13, & 14 only of Hamstrom's Addition to Grassmere located within a Ptn of the SW ¼ of Sec. 9, Twp 35, Rge 8.

**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 Urban Reserve 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: How Roeder

See Attached Map

Date: 6/15/2006

# WINN-DIXIE



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

June 15, 2006

Gerald Rohweder  
P.O. Box 177  
Concrete, WA

RE: Lot of Record Certification PL05-0345, Lots 12, 13, & 14, Hamstroms  
Addition to Grassmere

Lot of Record Certification PL05-1115, Lots 10 & 11, Hamstroms Addition to  
Grassmere

Dear Mr. Rohweder:

This office has determined, based on the information submitted, that due to the configuration of the subject property, with a platted alley between Lots 12, 13 & 14 and Lots 10 and 11, it is possible to issue two Lot of Record Certifications. One Lot of Record Certification would be for Lots 12, 13 & 14 as a single parcel. The second Lot of Record Certification would be for Lots 10 & 11 as a single parcel.

However, it should be noted that the Lot of Record Certifications are limited to conveyance (sale) only and at this time do not include Certification for development (building permit, etc.) on either Lot of Record. The determination of Conveyance Only is based on review of Skagit County Code 14.16.850 as amended May 2005.

The property is located in the Urban Growth Area (UGA) to Concrete. The current minimum lot size in the UGA is five (5) acres. Due to the subject property being less than 5 acres in size, the property is considered substandard in size.

In order for residential 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 \$ 316.00; this fee includes publishing costs and recording fees for the Reasonable Use Exemption Certificate.

1800 Continental Place • Mount Vernon, WA 98273 • Phor

*"Helping You Plan and Build Be*



200606190230  
Skagit County Auditor

6/19/2006 Page 3 of 4 2:19PM

Mr. Gerald Rohweder  
June 15, 2006  
Page Two

If residential development is proposed for each of the "Lots of Record", it will be necessary to apply for a Reasonable Use Exemption on each "Lot of Record".

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. 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.

Even so, 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 eight weeks. Included in the processing of the Application is notification of all adjacent property owners within 300 ft, as well as two separate notices advertised in the newspaper.

Enclosed please find the originals of all documents submitted; a Reasonable Use Exemption Application, a copy of the Lot Certification Ordinance and an unrecorded copy of each Lot Certification. The original of the Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the originals of the Lot Certifications and invoices 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



200606190230  
Skagit County Auditor