

Return Name & Address:



200607200134

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0311

Applicant Name: _ Stephen Burgess

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): _24571; 340412-0-018-0002; Ptns of Govt Lot 1; Govt Lot 3 along the meander line of Clear Lake; Govt Lot 4, also along the meander line of Clear Lake; all within the NE ¼ of Sec. 12, Twp 34, Rge 4.

Lot Size: _approximately 13 acres

1. CONVEYANCE

X *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)(B) and therefore IS eligible to be considered for development permits.

X *IS NOT*, the minimum lot size required for either the Agricultural-Natural Resource or Rural Village Residential 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: Joe Roder Date: 6/21/2006

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

July 14, 2006

Mr. Stephen Burgess
3508 96th Ave. SE
Mercer Island, WA 98040

RE: Lot Certifications:

PL06-0311, P24571, Ptn. of Govt Lots 1, 3, & 4
PL06-0579, P62245, Lot 1, Buchanan Acreage Plat 1
PL06-0580, P62245, Lot 2, Buchanan Acreage Plat 1
PL06-0581, P62245, Lot 4, Buchanan Acreage Plat 1
PL06-0582, P62245, Lot 5, Buchanan Acreage Plat 1
PL06-0583, P62245, Lot 6, Buchanan Acreage Plat 1
PL06-0584, P62245, Lot 7, Buchanan Acreage Plat 1
PL06-0585, P62245, Lot 8, Buchanan Acreage Plat 1
PL06-0586, P62245, Lot 9, Buchanan Acreage Plat 1

Dear Mr. Burgess:

Thank you for your patience during the lengthy review of the above noted Lot Certifications. Also, Thank You for meeting with me on June 28, 2006. This letter will serve as confirmation and reiteration of our discussion.

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.

Review of the documents submitted has resulted in the following determinations:

Each platted lot with Buchanan Acreage Plat 1 is considered a "Lot of Record", due to being part of a recorded plat; the plat Buchanan Acreage Plat 1 was recorded April 30, 1912.

The acreage is also a "Lot of Record", not to be considered as combined with the platted lots.



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The current zoning of Lots 1, 2, 8 and 9 is Rural Village Residential. The minimum lot size of the Rural Village Residential designation is one (1) acre with community (P.U.D) water and on-site sewage disposal or 2.5 acres with on-site water (well) and on-site sewage disposal. In discussion with staff at Public Utility District # 1, it appears that there may be a P.U.D. water line on Fox Road.

In reviewing the Plat of Buchanan Acreage, it appears that each of lots 1, 2, 8 & 9 may be one acre in size. If in fact lots 1, 2, 8 & 9 are each one acre in size, each of those lots would be eligible for a residential development right. If any of lots 1, 2, 8 or 9 is not one acre in size, it will be necessary to combine or aggregate with an adjacent parcel for development purposes.

Each of Lots 4-7 is considered a "Lot of Record". The current zoning of Lots 4-7 is Agricultural Natural Resource Land. The minimum lot size in the Agricultural Natural Resource Land is 40 acres. In order for a parcel zoned Agricultural Natural Resource Lane to be eligible for residential development, the parcel is required to either comply with the minimum lot size (40 acres) or have a Lot Certification approved prior to May 20, 2005. Thus, Lots 4-7 are not currently eligible for residential development, either individually or combined to a total unit.

The acreage described under P24571 is a "Lot of Record" and is currently zoned Agricultural Natural Resource Land. The previous explanation of eligibility for residential development also applies to this parcel. Thus, the acreage described under P24571 is not eligible for residential development.

Enclosed please find copies of the unrecorded Lot Certifications and a copy of the May 2005 Amendments to the Zoning Ordinance for Lot Certifications. The originals of the Lot Certifications have been forwarded to the Skagit County Auditor for recording. At such time as the recorded Lot Certifications are received, the originals and invoices for recording fees 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



200607200134
Skagit County Auditor