

Return Name & Address:



200607200136

Skagit County Auditor

7/20/2006 Page 1 of 4 1:41PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0580

Applicant Name: Stephen Burgess

Property Owner Name: same

The Department hereby finds that Lot 2 of Buchanan Acreage Plat 1 recorded on April 30, 1912, Volume 4, Page 6,

Parcel Number: P 62245; 3866-000-0069-0008; Lot 2 only

1. CONVEYANCE

- ☒ **IS A** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS/ARE** eligible for conveyance.

2. DEVELOPMENT

- ☒ **IS**, the minimum lot size required for the Rural Village Residential zoning district in which the lot(s) is/are located and therefore **IS** 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 _____ 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 Roeder

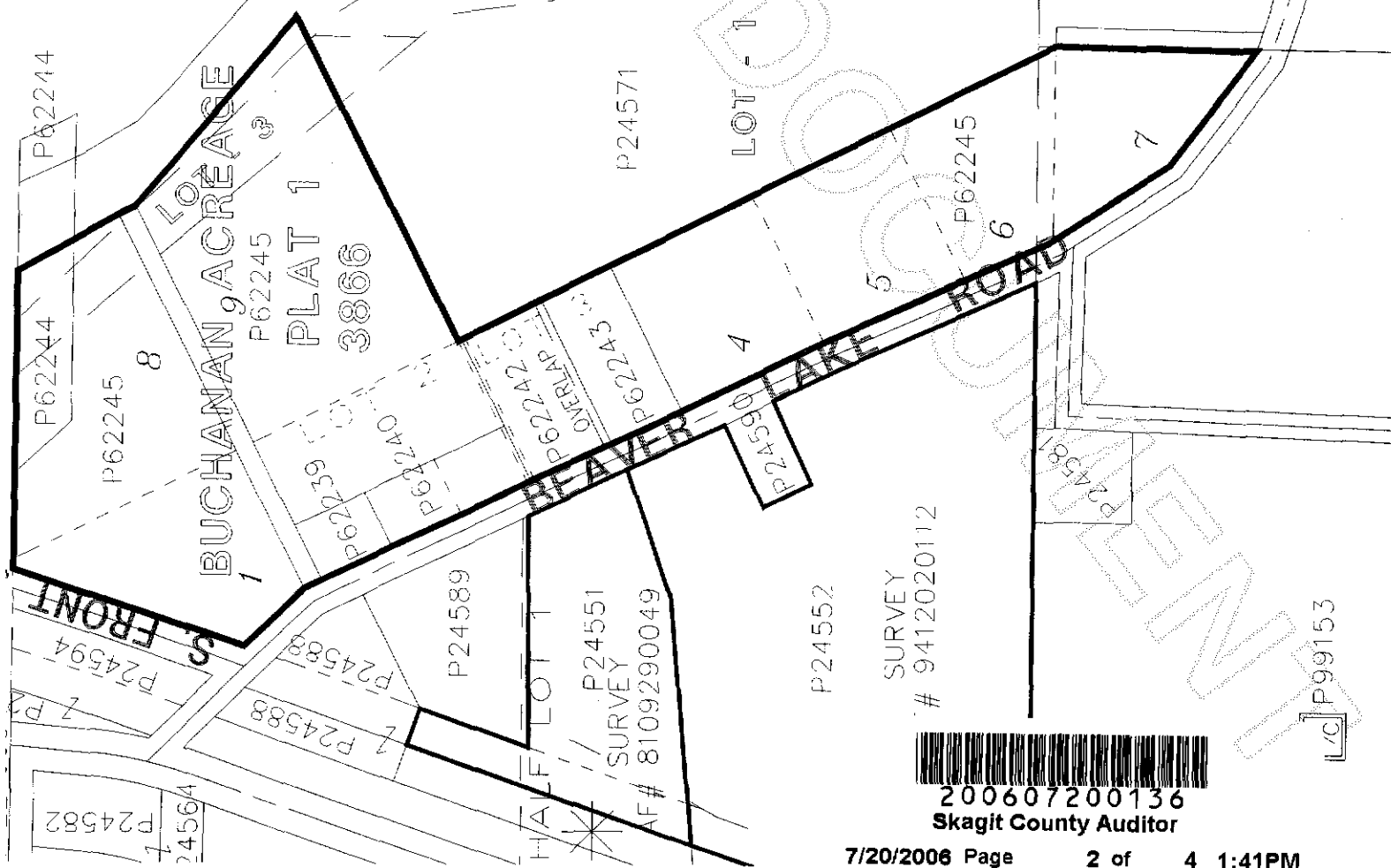
Date: 6/21/2006

See Attached Map

5229

Plot-0577	Lot 1
Plot-0580	Lot 2
Plot-0581	Lot 4
Plot-0582	Lot 5
Plot-0583	Lot 6
Plot-0584	Lot 7
Plot-0585	Lot 8
Plot-0586	Lot 9

12456



7/20/2006 Page 2 of 4 1:41PM

200607200136
Skagit County Auditor

1/C P99153



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.



Mr. Stephen Burgess
July 14, 2006
Page Two

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



200607200136
Skagit County Auditor