

Return Name & Address:



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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0780

Applicant Name: _ Lyle Wesen

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): _34099; 350311-3-002-0005; within a Ptn of the NW ¼ of the SW ¼, lying East of Chuckanut Drive, within Sec. 11, Twp 35, Rge 3.

Lot Size: _approximately 9 acres

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.

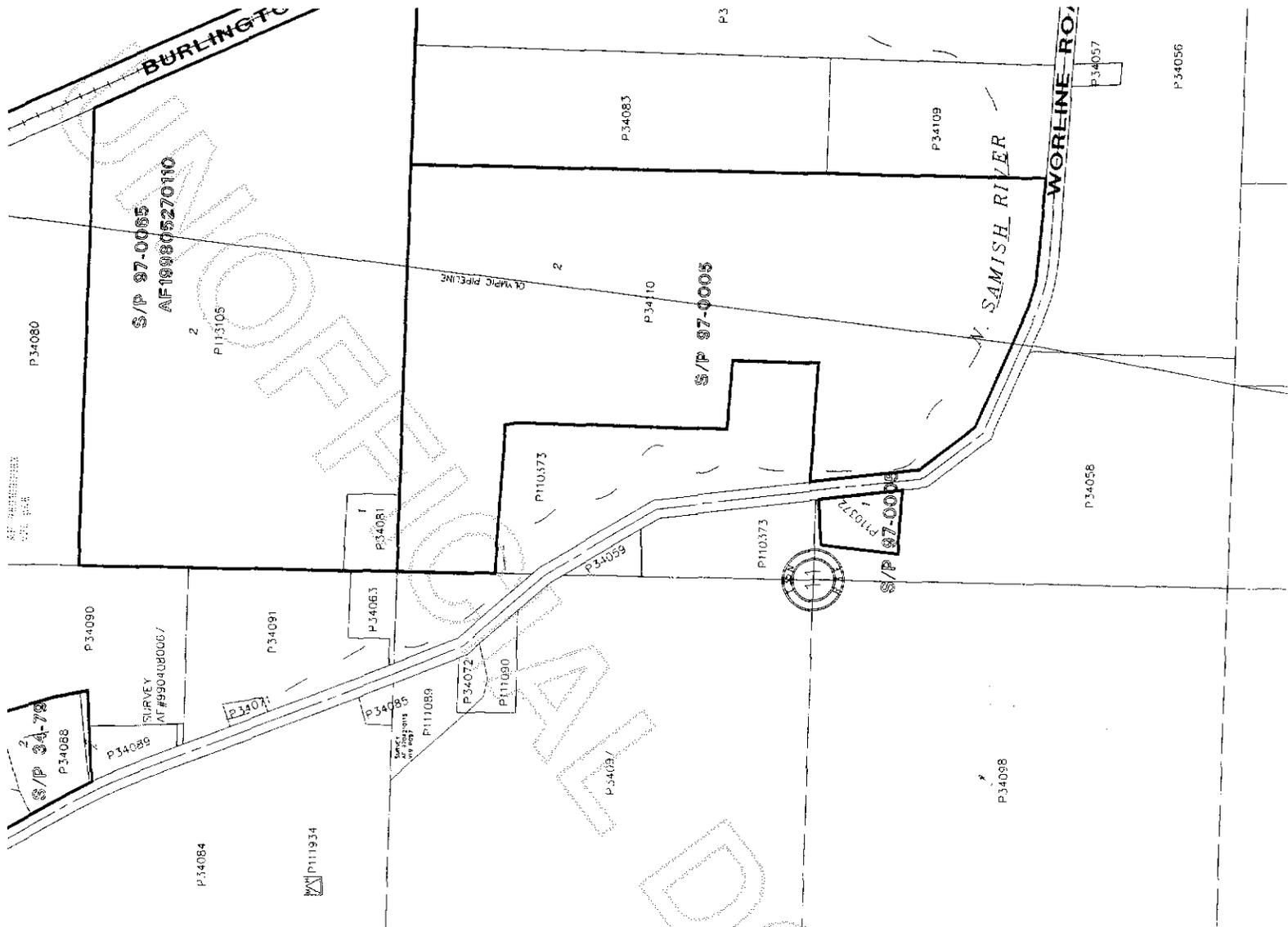
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits.

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:

Date: _8/24/2006_

See attached map.



UC P606-0778:
 P# 34095 } As one parcel
 34097 }
 34058 }
 110373 }

UC P606-0779:
 P# 34096 } As one parcel
 34100 }

UC P606-0780:
 P34099

UC P606-0781
 P34059

UC P606-0782
 P#s 34072 } As one parcel
 111089 }



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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

August 24, 2006

Lyle Wesen
7280 Worline Road
Bow, WA 98232

RE: Lot Certification: PL06-0145
Parcel P 34013

Lot Certification: PL06-0778
Parcels: P#'s 34095, 34097, 110373, 34058

Lot Certification PL06-0779
Parcel P34096, 34100

Lot Certification PL06-0780
Parcel P 34099

Lot Certification PL06-0781
Parcel P 34059

Lot Certification PL06-0782
Parcels: P#'s 34072, 111089

Lot Certification PL05-1109 (Brad Hansen)
Parcel P 34061

Dear Mr. Wesen:

Thank you for your patience during the lengthy review time of these applications.

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.

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

Lot of Record Certification PL06-0145:

Lot of Record PL06-0145 is comprised of Parcel P34013. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately three (3) acres this Lot of Record is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, approved May 20, 2005, this Lot of Record may be conveyed individually, or aggregated with adjacent Parcels: P#'s 34095, 34097, 110373, and 34058. However, individually, this lot of record is not eligible for residential development.

Lot of Record PL06-0778:

Lot of Record PL06-0778 is comprised of Parcels P#'s 34095, 34097, 110373, 34058 as a total unit. This Lot of Record is approximately 103 acres in size and has several existing agricultural buildings. At approximately 103 acres, there are two residential development rights. These could be accomplished through a Short Plat. Please feel free to contact Marge Swint for more information regarding land division.

Lot of Record PL06-0779:

Lot of Record PL06-0779 is comprised of Parcels P#'s 34096 and 34100, as a single unit. The subject property is approximately twenty (20) acres and is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, approved May 20, 2005, this Lot of Record may be conveyed individually, or aggregated with Parcels on the east side of Chuckanut Drive. However, individually, this lot of record is not eligible for residential development.

Lot of Record PL06-0780:

Lot of Record PL06-0780 is comprised of Parcel P 34099. The subject property is approximately ten (10) acres and is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, approved May 20, 2005, this Lot of Record may be conveyed individually, or aggregated with adjacent parcels. However, individually, this lot of record is not eligible for residential development.



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Lot of Record Certification PL06-0781:

Lot of Record PL06-0781 is comprised of Parcel P 34059, with an existing residence. The subject property is approximately .7 acres and is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, approved May 20, 2005, due to the existing residence, this Lot of Record may be conveyed individually and is not required to be aggregated with any adjacent parcels.

Lot of Record Certification PL06-0782:

Lot of Record PL06-0782 is comprised of Parcels P#'s 34072 and 111089, with an existing residence. The subject property is approximately 2.1 acres and is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, approved May 20, 2005, due to the existing residence, this Lot of Record may be conveyed individually and is not required to be aggregated with any adjacent parcels.

Lot of Record Certification PL05-1109:

Lot of Record Certification PL05-1109 for Parcel P34061 was completed by Brad Hansen. The subject property is approximately .19 acres and is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, approved May 20, 2005, this Lot of Record may be conveyed individually, or aggregated with adjacent parcels. However, individually, this lot of record is not eligible for residential development.

In order for a parcel in the Agricultural-Natural Resource Land designation to be eligible for residential development, it must either have been designated a Lot of Record prior to May 20, 2005 or be a minimum of 40 acres. The amendments did not incorporate any variances to these items.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL06-0145, -0778, -0779, -0780, -0781-0782 and a copy of Recorded Lot Certification PL05-1109. The originals of PL06-0145, 0778, -0779, -0780, -0781 and -0782 have been forwarded to the Skagit County Auditor's Office for recording. At such time as they are received by this office, the originals and invoices for recording and fees for Lot of Record review for the new Lot of Record Certifications will be forwarded. Also enclosed is a copy of the Lot Certification amendments to the Zoning Ordinance adopted May 20, 2005.



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If you have any questions, please feel free to contact this office.

Sincerely,

Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures



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