

Return Name & Address:



200609290004

Skagit County Auditor

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4 8:46AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL05-0281

Applicant Name: Clarice Miller

Property Owner Name: Clarice Miller

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Numbers P48442

Lot Size: 17.6 acres Description: NW¼ SE¼ of S27 T36 R03

**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) \_\_\_\_\_ and therefore IS eligible to be considered for development permits.
- ☒ **IS NOT**, the minimum lot size required for the Agricultural - Natural Resource Lands (Ag-NRL) 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: \_\_\_\_\_

*Joanne Ostlund*

Date: September 27, 2006

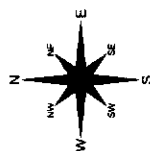
See attached map for Lot of Record boundaries.

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36


T 36 N R 03 E

**ATTENTION**

THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.



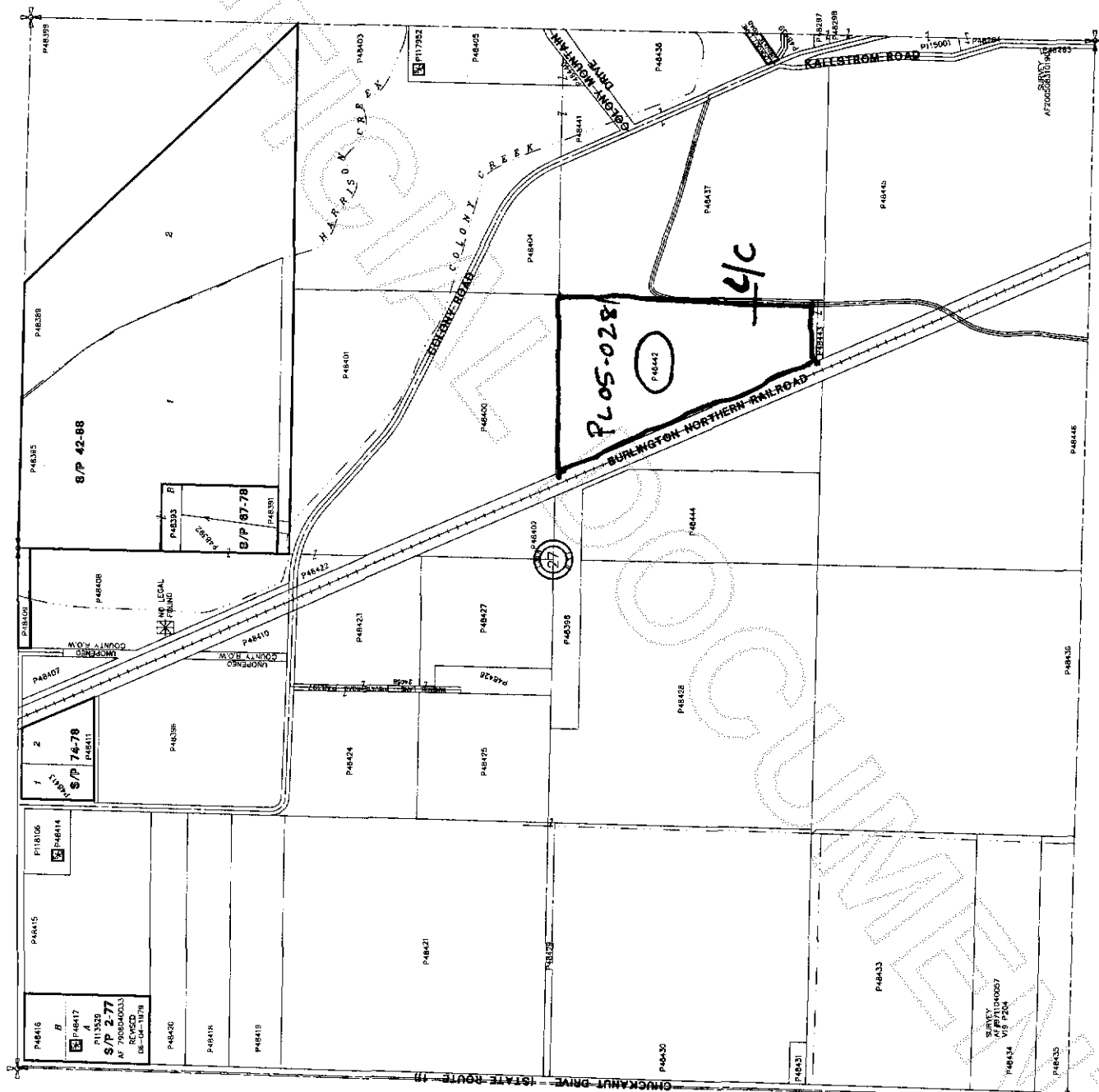
Scale in feet



These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been collected to achieve a "best fit" representation of the Commonwealth's private map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The resulting pondering at map features is to give the user a sense of the uncertainty inherent in these maps without their "ground truthing."

DATE	INIT.
11-10-94	JB
DRAWN BY	
REVISED	SLC
PLOTTED	RS
MAP PRODUCED BY SRA/JOIT	

Section 27  
T 36 N R 03 E



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Skagit County Auditor



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

June 24, 2005

Mrs. Clarice Miller  
35601 NE Sunset Falls Road  
Yacolt, WA 98675-9518

RE: Lot of Record Certifications:

PL05-0281, Parcel P48442

PL05-0282:

Parcels: P 48422, 48400, 48404, 48437, 48445, 48443

Dear Mrs. Miller:

Enclosed please find the above noted Lot of Record Certifications. The determination for each 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.

There are two approved Lots of Record. However, it should be noted that Parcel P, 48442, approved under PL05-0281, (17.5 acres) is substandard to the Agricultural-Natural Resource zoning designation. The minimum lot size for Agricultural-Natural Resource Land is 40 acres. Thus, anything less than 40 acres is considered substandard. If development would be proposed for this parcel, it will be necessary to combine or aggregate the entire substandard parcel with all of the Parcels that comprise Lot Certification PL05-0282.

In reviewing the conveyance documents associated with these two Lots of Record Applications, it appears that the previous owners, Rangar and Florence Peterson conveyed individual parcels to different people. It further appears that some these conveyances were not in compliance with Skagit County Subdivision Regulations in effect at that particular time.



Mrs. Clarice Miller  
June 24, 2005  
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The effect of these types of conveyances is not only to one individual parcel, but all parcels that may have been under the Peterson ownership at the time of conveyance and certainly to all of the parcels currently under the Clarice Miller ownership. The effect of the individual conveyances is that the parcels involved will now need to all stay together as one total unit.

If development or subdivision were considered, it will be necessary to sell or develop on the total acreage comprised of approximately 110 acres. This amount of acreage does not include Parcel P48438, containing an existing residence

As indicated earlier in this letter, the current zoning of the entire Miller ownership is Agricultural- Natural Resource Land. Agricultural-Natural Resource Land has a minimum lot size of 40 acres. If subdivision were proposed, it would be possible to create two 40 +/- acre parcels. Due to the property laying within a low-flow water area it appears that if subdivision were proposed, bonus density could not be utilized.

Please feel free to contact this office for further information, clarification or to discuss land division.

Sincerely,

Grace Roeder, Associate Planner  
Planning & Development Services.

Gr  
Enclosure  
Cc: Dahleen Law  
Re-Max Associates



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