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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 06-0940

Applicant Name: Bernice Carol Olson

Property Owner Name: same

The Department hereby finds that Lot 28 of Lake Cavanaugh Division # 1 recorded on June 14, 1946, in Volume 5, Pages 37-43

Parcel Number(s): Ptn of P 66472, 3937-006-029-0006

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 Rural Village Residential zoning district in which the lot(s) is/are 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. See attached letter dated October 18, 2006.

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.

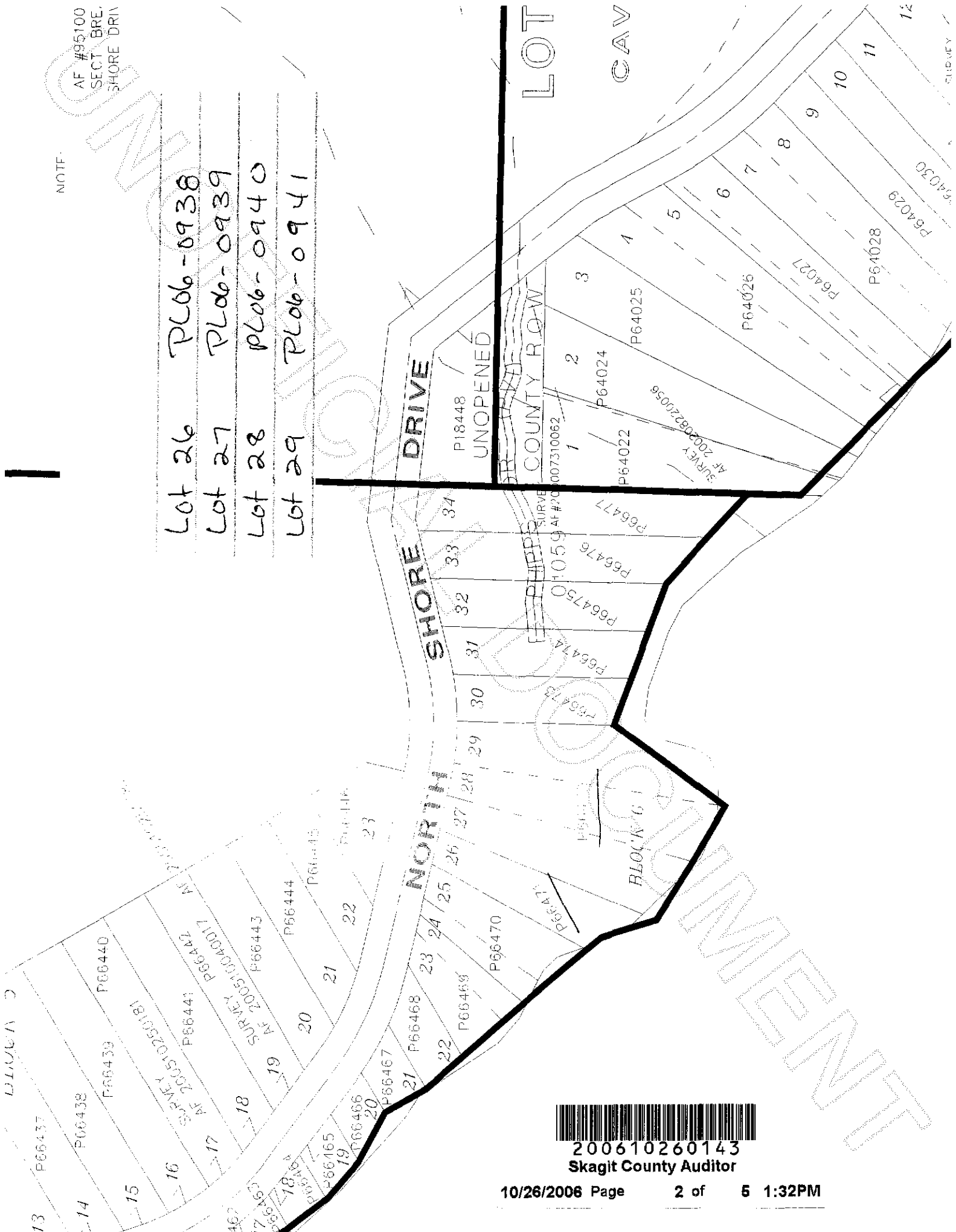
Authorized Signature: Howe Roeder Date: 10/18/2006

See Attached Map

NOTE:

AF #95100
SECT BRE,
SHORE DRIV

Lot 26 PL06-0938
 Lot 27 PL06-0939
 Lot 28 PL06-0940
 Lot 29 PL06-0941



LOT
CAV



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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

October 18, 2006

Warren Otteson
34207 S. Shore Drive.
Mount Vernon, WA 98274

RE: Lot of Record Certifications, Bernice Olson

PL06-0938, Lot 26
PL06-0939, Lot 27
PL06-0940, Lot 28
PL06-0941, Lot 29

Dear Warren:

The following is a determination regarding the above noted applications:

The subject property is currently zoned Rural Village Residential. The Rural Village Residential designation has a minimum lot size of one acre with **public water** and onsite sewage disposal or 2.5 acres with on-site sewage disposal and private water (well). Each lot, individually, is substandard to the Rural Village Residential zoning designation.

Each of Lots 26 through 29 is recognized as an individual Lot of Record, due to being a platted lot within the Plat of Lake Cavanaugh. The Plat of Lake Cavanaugh was recorded in 1946, prior to the adoption of the first subdivision ordinance in Skagit County in 1965 and zoning in 1966.

It is indicated in the Skagit County Assessor's Database that there is a residence located on Lot 26, as well as Lot 28. Lot 26 is identified as Parcel P66471 and Lot 28 is included in the description for P66472. These buildings would be considered "efficiency dwelling units".

The following Skagit Code Section applies:

1800 Continental Place ♦ Mount Vernon, WA 98273

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Skagit County Code (SCC) 14.06.045(1)(b) Development:

. . . . To be considered for development permits, the Lot of Record must either meet the minimum lot size requirements of the zoning district in which it is located, or if the Lot of Record does not meet the minimum lot size requirements of the zoning district in which it is located (a "substandard a lot of Record"), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It appears in reviewing SCC 14.16.850(4)(c), that Lot 26 and Lot 28 comply with exemption SCC 14.16.850(4)(c)(vii)(A) regarding an "efficiency dwelling unit".

Neither Lot 27 nor Lot 29 comply with the minimum lot size nor comply with any of the exemptions in 14.16.850(4)(c). Thus, neither Lot 27 nor Lot 29, individually, is eligible for residential development.

In addition, Skagit Code Section 14.16.840(4)(a) also applies:

. . . . Lots of Record that do not meet the minimum lot size requirements of the zoning district in which they are located (hereafter "substandard Lots of Record") shall only be considered for development permits if they meet one or more of the exemptions described in (c) below.

- (i) An owner of contiguous, substandard lots may choose to aggregate (combine) the lots in order to meet these requirements, provided that aggregation of lots shall meet the requirements of and be recorded as a Boundary Line Adjustment.
- (ii) (Relates to fee requirements)
- (iii) If an owner of contiguous substandard lots chooses to aggregate the lots pursuant to this subsection in order to meet these requirements and the resulting aggregated lot still does not meet the zoning minimum lot size, the lot must meet an exemption in subsection (c) below, or apply for and receive a Reasonable Use exception pursuant to subsection (f) below to be considered for development permits.



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Thus, the determination at this time is:

- 1) Each of Lots 26 through 29 is considered a "Lot of Record", due to being part of the Plat of Lake Cavanaugh.
- 2) There is an existing residence located on Lot 26 and Lot 28, which would allow each of these lots to be considered for further development.
- 3) Neither Lots 27 nor 29 are eligible for individual residential development.

An option in regard to usage of Lots 27 and 29 would be to Boundary Line Adjust Lot 27 to Lot 26 and Lot 29 to Lot 28, the result of which would be two parcels each being eligible for residential development.

Enclosed please find unrecorded copies of the Lot Certifications; and a copy of the Skagit County Code pertaining to Lot Certification. The originals of the Lot Certifications have been forwarded to the Skagit County Auditor for recording. At such time as the recorded originals are received by this office, the originals and invoices for review and recording will be forwarded.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Community Development

Gr
Enclosures
Cc: Bernice Olson
1734 NW Market Street
Seattle, WA 98107



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