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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0907

Applicant Name: _ William Payne

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): _22869; 340328-3-001-0008; within a Ptn of the NE ¼ of the SW ¼, Sec. 28, Twp. 34, Rge 3.

Lot Size: _approximately 20 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 districts 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.

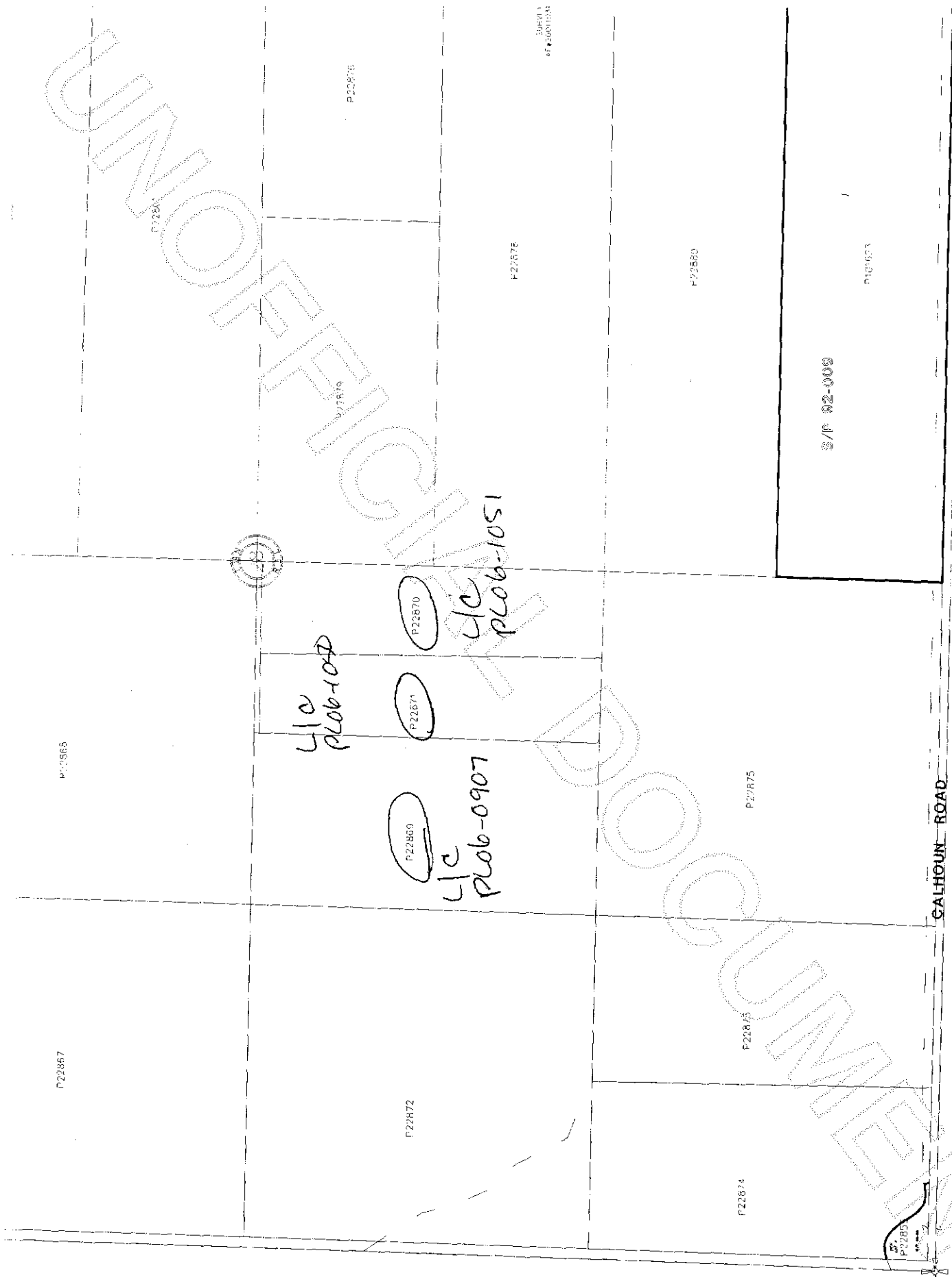
- ☒ **IS NOT**, the minimum lot size required for the _Agricultural-Natural Resource_ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: _____

How Boeder

Date: _12/04/2006_

See attached map for Lot of Record boundaries.



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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

December 4, 2006

William Payne
15314 Cottonwood
Mount Vernon, WA 98273

RE: Lot of Record Certification PL06-0907
Parcels P22869

Lot of Record Certification PL06-1050
Parcel P22871

Lot Certification PL06-1051
Parcel P22870

Dear Mr. Payne:

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.

This office has completed review of the above noted application and based on information submitted the following determinations have been made:

Lot of Record Certification PL06-0907, Parcel P22869:

Lot Certification PL06-0907 is comprised of Parcel P22869. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 20 acres this Lot of Record is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, this Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL06-1050 and PL06-1051. However individually, this Lot of Record is not eligible for residential development.



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Lot of Record PL06-1050, Parcel P22871 (new):

Lot Certification PL06-1050 is comprised of Parcel P22871, is approximately 10 acres in size and based on information submitted P22871 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Parcel P22871, at approximately 10 acres is considered substandard to the zoning designation. Again, based on the Lot Certification amendments to the Zoning Ordinance, this parcel may be conveyed individually or in combination with the other above noted Lots of Record, however individually, this parcel is also not eligible for residential development.

Lot of Record Certification PL06-1051, Parcel P22870 (new):

Lot Certification PL06-1051 is comprised of Parcel P22870, is approximately 10 acres in size and based on information submitted P22870 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Parcel P22870, at approximately 10 acres is considered substandard to the zoning designation. Again, based on the Lot Certification amendments to the Zoning Ordinance, this parcel may be conveyed individually or in combination with the other above noted Lots of Record, however individually, this parcel is also not eligible for residential development.

In order for an individual 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.

If a residential development right is desired, it would be necessary to combine all three legal descriptions through the Boundary Line Adjustment process to establish one total unit of property. After combining, at a total of 40 acres, the subject property would be eligible for one residential development right.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL06-0907, PL06-1050 and PL06-1051. The original Lot Certifications have been forwarded to the Skagit County Auditor's Office for



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recording. At such time as the originals are received by this office, the originals and invoices for recording fees for the two new Lot Certifications will be forwarded.

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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