

Return Name & Address:



200702260194

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 06-1169

Applicant Name: Claudia Edin

Property Owner Name: same

The Department hereby finds that Lot 41, Block 4, Holiday Hideaway # 1 recorded in Volume 8, Pages 36-42, August 6, 1962.

Parcel Number(s): P# 65942; 3926-004-041-0008; within a Ptn of the SW ¼ of Sec. 8, Twp 35, Rge. 2.

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/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 Rural Intermediate 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: Heidi Roeder

See Attached Map

Date: 2/20/2007



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P65941
LIC PLO6-1112
P65942
LIC PLO6-1169

S/P 10-79
AF197911210014

HOLIDAY BOULEVARD
SAMISH STREET
CHANNEL VIEW DRIVE



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

February 20, 2007

Claudia Edin
14711 Mora Drive
Arlington, WA 98223

RE: Lot of Record Certifications:

PL06-1112, Parcel P65941, Lot 40

PL06-1169, Parcel P65942, Lot 41 (new)

Dear Ms. Edin:

This office has determined, based on the information submitted, that Lot 40, P65941 and Lot 41, Parcel P65942, are each a Lot of Record. However, it should be noted that the Lot of Record Certification is limited to conveyance only and at this time does not include Certification for development.

The determination of Conveyance Only is based on review of Skagit County Code 14.16.850 as amended May 2005, specifically Sections 14.06.045(1)(B); 14.16.850(4)(a)(i-iii); 14.16.850(4)(f)(i). A copy of the complete Amendment with the highlighted sections is included.

In order for development to occur on these parcels and in accordance with the above noted Skagit County Code Sections, it will be necessary to complete the following items:

- a) A Boundary Line Adjustment formally combining Lots 40 and 41 for development as one total unit;
- b) Apply for and receive an approved Reasonable Use Exemption.



A Boundary Line Adjustment requires a conveyance document (i.e., Quit Claim Deed) from yourself to yourself indicating that Lots 40 and 41 are combined and no longer considered separate lots for development. Any of the local Title Companies can assist you with this process.

In addition, Skagit County Code now requires processing of a Reasonable Use Application prior to residential development on a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

The subject property is currently zoned Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. The subject property appears to be approximately 14,400 sq. ft. and is considered substandard to the zoning designation and does not appear to comply with any of the noted exemptions. Thus, in order for residential development to occur a Reasonable Use Certification will be necessary.

Enclosed please find a Reasonable Use Application. The fee for this application is \$ 250.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 33.00 for the recording of the final document. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process. The primary criteria for the approval of a Reasonable Use Certification, is if the review of the Lot Certification indicates there has not been contiguous property ownership at any time since July 1990. There does not appear to have been any contiguous property ownership since 1990.

The processing time of a Reasonable Use Application is approximately eight weeks. Included in the processing is notification of all adjacent property owners within 300 ft and two separate notices published in the Skagit Valley Herald. In order to notify the adjacent property owners, the applicant of a Reasonable Use Application is required to provide stamped, addressed envelopes as part of the complete application.



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Enclosed please find the originals of all documents submitted; an unrecorded copy of the Lot Certifications; a Boundary Line Adjustment Application; a Reasonable Use Application and a copy of the Lot Certification Code.

The original of the Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. When the originals are received by this office from the Auditor, the originals and invoices for recording 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



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