

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0537

Applicant Name: Gene Carnegie

Property Owner Name: Kenneth Miller

The Department hereby finds that Block 12 Plat of Town of Montborne, recorded in Volume 2, Pg 80, May 21, 1890

Parcel Number: P74590; 4135-012-018-0005; within a Ptn of the NW ¼ of the NW ¼ of Sec. 6, Twp 33, Rge 5. Approximately .82 acres

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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/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 Village Residential 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: Grace Roeder

Date: 6/26/2007

See Attached Map



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

June 26, 2007

Mr. Kenneth Miller
19911 89th Place West
Edmond, WA 98026

Lot Certifications: PL07-0082, P74578, Block 2
PL07-0534, P74587, Block 9
PL07-0535, P74588, Block 10
PL07-0536, P74589, Block 11
PL07-0537, P74590, Block 12

Dear Mr. Miller:

Thank you for your patience during the lengthy review of the above noted Lot of Record Certifications. 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.

It should be noted, that although, not specifically included in the application, Parcel P74578, described as Block 2 of the Plat of Montborne is also under common ownership and has been included in this review.

It has been determined that each "Block" within the Plat of Montborne, regardless of the size is a "lot of record". That determination does not necessarily mean that each "Block" is eligible for a "development". It simply means that each "Block" is part of a recorded subdivision and is recognized as such. The following is an itemization of the "Blocks" as a "lot of record" and the eligibility for development:

Lot of Record Certification PL07-0082, Parcel P74578, Block 2:

Lot Certification PL07-0082 is comprised of Parcel P74578, Block 2. The current zoning is Rural Village Residential. This zoning designation has a minimum lot size of one (1)



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acre with **public water** and on-site sewage disposal or public sewer, or 2.5 acres with on-site water (well) and on-site sewage disposal or public sewer. Block 2 is assessed at .08 acres and is considered substandard in size to the zoning designation. Based on current regulations, this Lot of Record may be conveyed individually, or in combination with Block 10, associated with Lot of Record, PL07-0535. A Boundary Line Adjustment is required to attach Block 2 to Block 10 (P74588). Individually, this Lot of Record is not eligible for residential development.

Lot of Record PL07-0534, Parcel P74587, Block 9 (new):

Lot Certification PL07-0534 is comprised of Parcel P74587, Block 9. Block 9 is assessed at approximately 1.98 acres in size. Again, the zoning is Rural Village Residential. If public water is available, this parcel would be in compliance with the required minimum lot size of one (1) acre and would be eligible for residential development. However, if water service is on-site (well), Block 9 would need to be aggregated with Block 10 in order to comply with the required minimum lot size of 2.5 acres. Again, based on current regulations, this parcel may be conveyed individually or in combination with the other above noted Lots of Record. A Boundary Line Adjustment is required to attach Blocks 9 and 10 (P74588).

Lot of Record Certification PL07-0535, Parcel P74588, Block 10 (new):

Lot Certification PL07-0535 is comprised of Parcel P74588, Block 10. Block 10 is assessed at approximately 1.13 acres in size. Again, the zoning is Rural Village Residential. Again, if public water is available, this parcel would be in compliance with the required minimum lot size of one (1) acre and would be eligible for residential development. However, if water service is on-site (well), Block 10 would need to be aggregated with Block 9 in order to comply with the required minimum lot size of 2.5 acres. Again, based on current regulations, this parcel may be conveyed individually or in combination with the other above noted Lots of Record. A Boundary Line Adjustment is required to attach Blocks 9 and 10 (P74588).

Lot of Record Certification PL07-0536, Parcel P74589, Block 11 (new):

Lot Certification PL07-0536 is comprised of Parcel P74589, Block 11. Block 11 is assessed at approximately .52 acres in size, and is considered substandard in size to the zoning designation. Again, the zoning is Rural Village Residential.



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Based on current regulations, this Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL07-0537, Block 12. A Boundary Line Adjustment is required to attach Blocks 11 and 12 (P74590). Individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL07-0537, Parcel P74590, Block 12 (new):

Lot Certification PL07-0537 is comprised of Parcel P74590, Block 12. Block 12 is assessed at approximately .82 acres in size, and is considered substandard in size to the zoning designation. Again, the zoning is Rural Village Residential. Based on current regulations, this Lot of Record may be conveyed individually, or in combination with Block 11 associated with Lot of Record, PL07-0536. A Boundary Line Adjustment is required to attach Blocks 11 and 12 (P74590). Individually, this Lot of Record is not eligible for residential development.

As noted, the primary consideration is the lot size that is required to be in accordance with the type of water service. Any Building Permit application will require a site plan with dimensions, proof of lot size (i.e., surveyor's calculation), building location and setbacks, proof of water supply and availability of connection to the Big Lake Sewer or proof of soil evaluations and a design for on-site sewage disposal.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL07-0082, PL07-0534, PL07-0535, PL07-0536 and PL07-0537. The original Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, the originals and invoices for recording fees will be forwarded.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Enclosures

Cc: Gene Carnegie, USA, Inc
P.O. Box 477
Silvana, WA 98287



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