



200708270116
Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0672

Applicant Name: Jeffrey Hughes

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): 15316, 15324; 330302-0-020-0002, 330302-1-002-0002; within a Ptn of the NE ¼ of Sec. 2, Twp 33, Rge 3.

Lot Size: approximately 16 acres

1. CONVEYANCE

X *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.

X *IS NOT*, the minimum lot size required for the Agricultural-Natural Resource Land 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:

Grace Roeder

Date: 8/27/2007

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

August 27, 2007

Jeffrey Hughes
20992 Hermway Heights Road
Mount Vernon, WA 98274

RE: Lot of Record Certifications:

PL07-0095, Parcels P15325 and 15328

PL07-0672, Parcels P1324 and 15316

Dear Mr. Hughes:

Thank you for your patience during the lengthy review of the above Lot of Record Certifications. The determination for a Lot of Record is based on review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document, including all contiguous property ownership; 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. Thus, due to contiguous property ownership, four additional Lots of Record have been identified.

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



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Lot of Record Certification PL07-0095, Parcels P15325 and 15328:

Lot Certification PL07-0095 is comprised of Parcels P15325 and 15328 as a single unit. This determination is based on review of legal descriptions of property as conveyed. The subject property is a total of approximately 30 acres and is currently vacant. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 30 acres this Lot of Record is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance in 2005, this Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL07-0672, P#'s 15324 and 15316. However individually, this Lot of Record is not eligible for residential development.

Lot of Record PL07-0672, Parcels p 15324 and 15316:

Lot Certification PL07-0672 is comprised of Parcels P15324 and 15316. This determination is based on review of legal descriptions of property as conveyed. The subject property is approximately 16 acres in size, there is currently an existing older barn located on the parcel. Based on information submitted Parcels P15324 and 15316 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Again, based on the Lot Certification amendments to the Zoning Ordinance in 2005, this Lot of Record may be conveyed individually or in combination with parcels associated with Lot of Record, PL07-0095, P15325 and 15328. However individually, this Lot of Record is 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.

In reviewing all of the above information, the situation is that if the legal descriptions of the indicated four Parcel Numbers were aggregated for form one total unit, the resulting parcel would exceed the required minimum lot size and would be eligible for one residential development.



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Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL07-0095 and PL07-0672. 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 an invoice for the application and recording fees for the new Lot Certification will be forwarded. Also enclosed is a copy of the referenced Lot of Record Certification amendments to the Skagit County Code, adopted May 2005.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures
Cc: John Semrau
Semrau Engineering & surveying
2118 Riverside Drive
Suite 208
Mount Vernon, WA 98273



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