



200711130201

Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-1176

Applicant Name: Michael Spink

Property Owner Name: J & B Family Partnership

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 15351; 330303-3-002-0007; within a Ptn of the N 1/2 of the SW 1/4 of Sec 3, Twp. 33, Rge 3.

Lot Size: approximately 37 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 district in which the lot is 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.

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: Arac Roeder Date: 11/7/2007

See attached map.

UNOFFICIAL DOCUMENT



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

November 7, 2007

Mike Spink
1016 S. Third St.
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL06-1038, Parcel P15658
PL06-1170, Parcels P22861, 22863
PL06-1171, Parcels P15666, 15617, 15668, 15645
PL06-1172, Parcel P15341
PL06-1173, Parcel P15348
PL06-1174, Parcel P15349
PL06-1175, Parcel P15350
PL06-1176, Parcel P15351

Dear Mike:

It has come to my attention that the above Lot Certifications were never completed. I would like to offer my sincerest apologies for this occurrence. This letter will serve as confirmation regarding our meeting and discussion on July 24, 2007.

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 applications and based on information submitted the following determinations have been made:

Lot of Record Certification PL06-1038, Parcel P15658:

Lot Certification PL06-1038 is comprised of Parcel P15658. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres. The subject property is assessed at a size of approximately 0.09 acres (3,920 sq. ft. +/-) and is considered substandard in size to the zoning designation.

1800 Continental Place ♦ Mount Vernon, WA 98273

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It is indicated in Section 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 Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It appears Parcel P15658 does not comply with any of the exemptions as noted in SCC 14.16.850(4)(c).

Thus, 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. A copy of the complete Amendment is included.

Skagit County Skagit County Code requires review and approval 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. In order for residential development to occur a Reasonable Use Certification will be necessary.

In addition, it should be noted that with undetermined dimensions, it may be difficult for any type of construction to comply with required setbacks from property lines.

Lot of Record Certification PL06-1170, Parcels P22861 & 22863:

Lot Certification PL06-1170 is comprised of legal descriptions associated with Parcels P22861 and P22863 as one total parcel. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, the subject property is approximately 79 acres. However, these legal descriptions are considered "subdivisional". Thus, the property is considered a "subdivisional" 80 acre tract. The subject property is eligible for two residential developments through the subdivision process.

Lot of Record Certification PL06-1171, Parcels P15617, 15645, 15666, 15668:

Lot Certification PL06-1171 is comprised of legal descriptions associated with Parcels P15617, 15645, 15666 and 15668 as one total parcel. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 43 acres. The subject property is eligible for one residential development.



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Lot of Record Certification PL06-1172, Parcel P15341:

Lot Certification PL06-1172 is comprised of the legal description associated with Parcel P15341. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 3 acres with an existing residence. The subject property complies with Exemption 14.16.850(4)(c)(vii) and is considered an individual Lot of Record.

Lot of Record Certification PL06-1173, Parcel P15348:

Lot Certification PL06-1173 is comprised of the legal description associated with Parcel P15348. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 39 acres. However, this legal description is considered "subdivisional". Thus, the property is considered a "subdivisional" 40 acre tract. The subject property is eligible for one residential development.

Lot of Record Certification PL06-1174, Parcel P15349:

Lot Certification PL06-1174 is comprised of the legal description associated with Parcel P15349. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 39 acres. However, this legal description is considered "subdivisional". Thus, the property is considered a "subdivisional" 40 acre tract. The subject property is eligible for one residential development.

Lot of Record Certification PL06-1175, Parcel P15350:

Lot Certification PL06-1175 is comprised of Parcel P15350. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 37 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 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 Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.



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This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL06-1176 and/or PL06-1172. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL06-1176, Parcel P15351:

Lot Certification PL06-1176 is comprised of Parcel P15351. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; at approximately 37 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 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 Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL06-1175 and/or PL06-1172. However individually, this Lot of Record is not eligible for residential development.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL06-1038, PL06-1170, PL06-11171, PL06-1173, PL06-1174, PL06-1175, and PL06-1176. It is noted that there was a request to record Lot Certification PL01-0417 for Parcels P22083, 22085, 22093 as one parcel. All of 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 application and 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

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