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200711190176

Skagit County Auditor

11/19/2007 Page 1 of 3 3:10PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0877

Applicant Name: Patrick Hayden, Attorney

Property Owner Name: William A. Stiles, Jr

The Department hereby finds that Tract C, Reserve Area of Plat of Avery Lane, recorded in Volume 17, Pg 62-64, May 11, 1999, AF 9905110004.

Parcel Number: P114992; 4731-000-017-0000; within a Ptn of the NW ¼ of the NW ¼ of Sec. 14, Twp 35, Rge 4. Approximately 10 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.

- ☒ **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: Howe Roeder

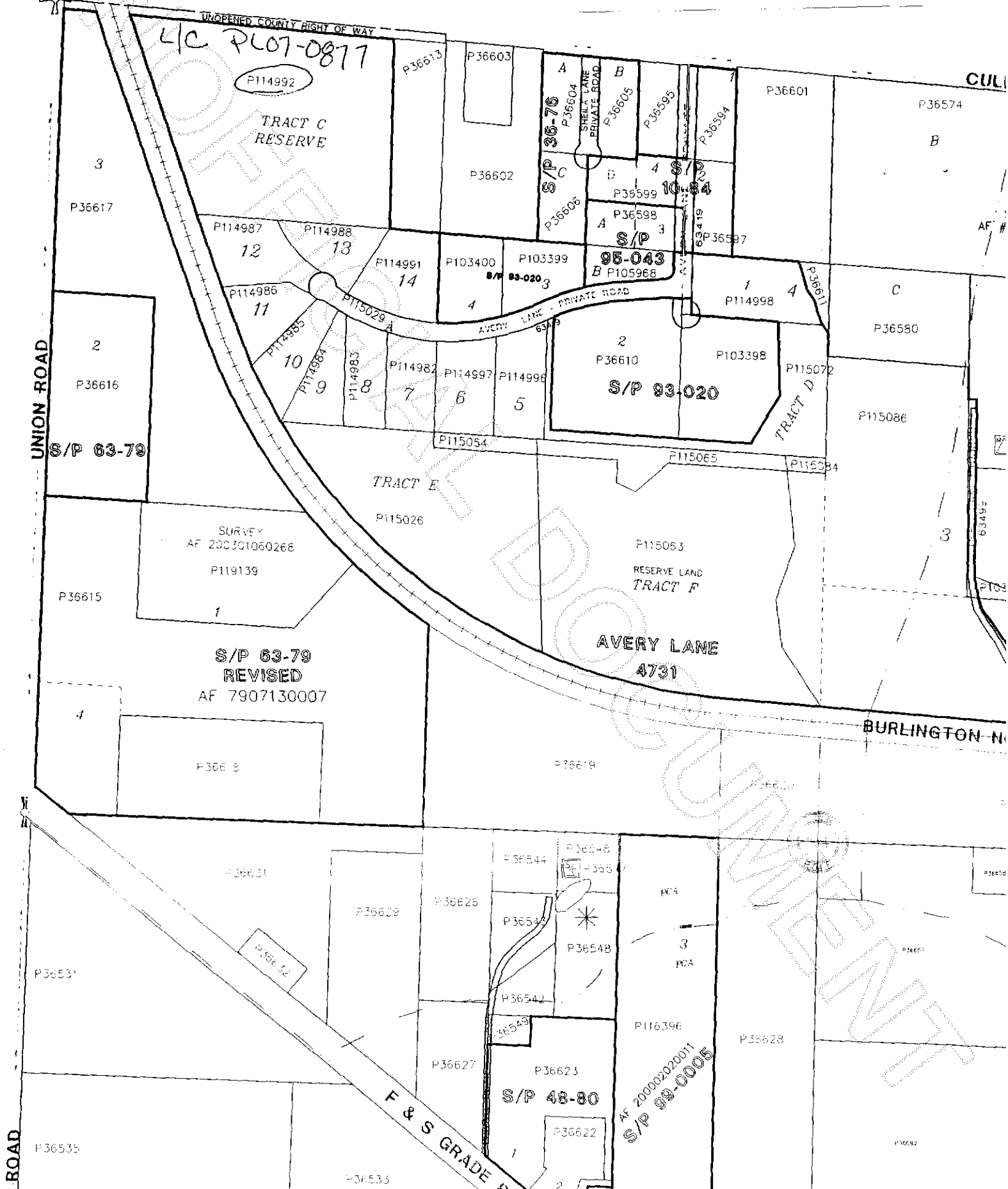
Date: 11/19/2007

See Attached Map



2 of

3 3:10PM





PLANNING & DEVELOPMENT SERVICE

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

PREDEVELOPMENT/PREAPPLICATION MEETING NOTES

DATE: October 18, 2007

FILE NUMBER: Pre- Development

APPLICANT: William and Beth Stiles

CONTACT: William Stiles

STAFF COMMENTS:

1. A Lot of Record Certification would indicate that the Reserve Tracts are lots that are able to be conveyed as separate parcels, but are not available for residential development.
2. The current zoning/Comp Plan designation of the area is Rural Reserve (RRv) which allows for 1 development right per 10 acres (or 2 per 10 with a CaRD land division). The PUD plat notes (#10) states that "Reserve land Tracts C, D, and F are set aside for future development as permitted by Local, County, and State laws, Ordinances and regulations."

Given that the "Reserve" Tracts are still part of the overall PUD development and that the parent parcel is 70 acres in size, under the regulations in effect today, only 14 development rights would be allowed. The recorded PUD currently contains 14 lots residential lots. (Comment: Had the zoning been changed to a different designation, such as Rural Intermediate, more residential development may have been allowed).

3. Further, the PUD was conditioned to comply with the conditions outlined within the SEPA threshold determination (MDNS). Those conditions state in part: "The open space areas shall not be available for development until such time as the land is reclassified as part of comprehensive plan amendment or is included within an urban growth area. Interim uses of the property shall be open space and/or natural resource production."
4. The natural resource production uses currently allowed in the Rural Reserve (RRv) designation are listed within SCC 14.16.320 and include Agriculture, Agricultural accessory uses, and Agricultural processing facilities to name a few. Single Family residential development/uses would not be allowed at this time.


Staff Contact: Brandon Black



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11/19/2007 Page 3 of 3 3:10PM