



200712190049
Skagit County Auditor

12/19/2007 Page 1 of 6 1:15PM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0969

Applicant Name: Kenneth Kaaland Estate

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): 37293, 37294; 350423-2-013-0009, 350423-2-013-0108; within a Ptn of the SW ¼ of the NW ¼ of Sec. 23, Twp. 35, Rge 4.

Lot Size: approximately 4.8 acres (subdivisional 5-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.

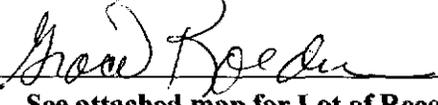
IS NOT, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

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 Rural Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) 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, 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: 

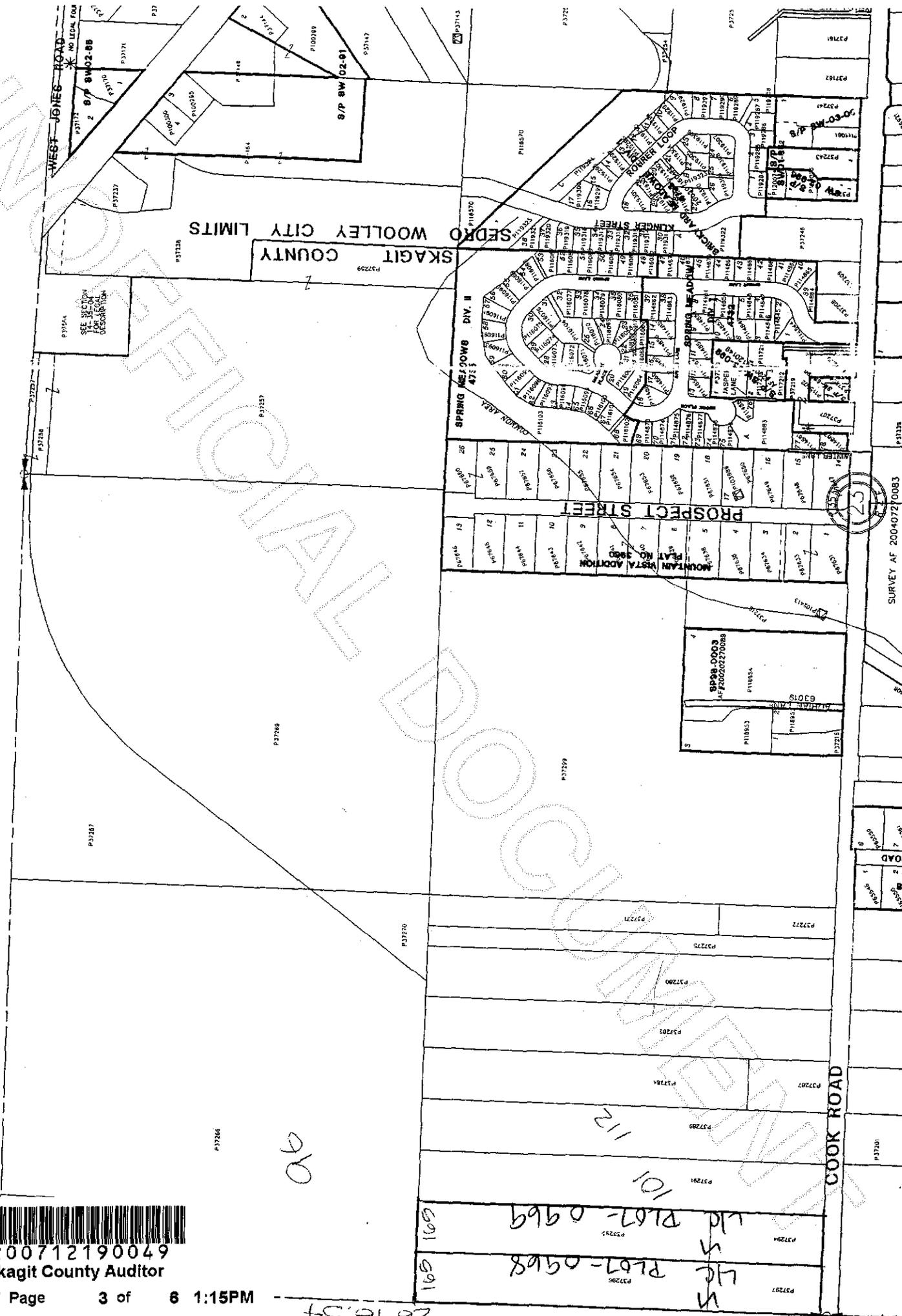
Date: 12/17/2007

See attached map for Lot of Record boundaries.



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2696.54



SURVEY AF 200407210083

COOK ROAD

SKAGIT COUNTY
SEDO WOOLLEY CITY LIMITS

WEST JONES ROAD

PROSPECT STREET

SPRING MEADOWS DIV. II

8998-0003
AF 20020270083



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LD PLOT-0969
LD PLOT-0968
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P37201

P37207

P37208

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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

December 17, 2007

John Hicks
Schacht & Hicks, Inc., P.S.
P.O. Box 1165
Mount Vernon, WA 98273

RE: Kenneth Kaaland Estate Lot Certifications

Dear Mr. Hicks:

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 Lot Certification Applications and based on information submitted the following determinations have been made:

Lot of Record Certification PL07-0904, Parcel P37058:

Lot Certification PL07-0904 is comprised of the legal description associated with Parcel P37058. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 20 acres and thus considered substandard to the zoning designation. There are two existing residences and several accessory structures located on this parcel. This parcel does comply with Skagit County Code Exemption 14.16.850(4)(c)(vii)(A) and therefore is considered eligible to be considered for development permits.

Lot of Record Certification PL07-0966, Parcels P37057, 37061, 37062:

Lot Certification PL07-0966 is comprised of the legal descriptions associated with Parcels P37057, 37061 and 37062 as a total unit. 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 is considered a subdivisional 40 acre tract. There is also an existing residence located on the parcel. This parcel does comply with the required minimum lot size as well as Skagit County Code Exemption 14.16.850(4)(c)(vii)(A) and therefore is considered eligible to be considered for development permits.



Lot of Record Certification PL07-0967, Parcel P37060:

Lot Certification PL07-0967 is comprised of Parcel P37060. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 17 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, PL07-0966. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL07-0968, Parcels P37296 and 37297:

Lot Certification PL07-0968 is comprised of the legal descriptions associated with Parcels P37296 and 37297 as a total unit. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres. The subject property is approximately 4.8 acres in size; is considered substandard in size to the zoning designation; however does comply with Skagit County Code Exemption 14.16.850(4)(c)(viii)(B), due to be considered a subdivisional 5-acre parcel and therefore is considered eligible to be considered for development permits.

Lot of Record Certification PL07-0969, Parcels P37293 and 37294:

Lot Certification PL07-0969 is comprised of the legal descriptions associated with Parcels P37293 and 37294 as a total unit. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres. The subject property is approximately 4.8 acres in size; is considered substandard in size to the zoning designation; however does comply with Skagit County Code Exemption 14.16.850(4)(c)(viii)(B), due to being considered a subdivisional 5-acre parcel and therefore is considered eligible to be considered for development permits.



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Lot of Record Certification PL07-0970, Parcel P37087:

Lot Certification PL07-0970 is comprised of Parcel P37087. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 9.4 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, PL07-0971. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL07-0971, Parcel P37086:

Lot Certification PL07-0971 is comprised of the legal description associated with Parcel P37086. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 2.6 acres and thus considered substandard to the zoning designation. There is an existing residence located on this parcel. This parcel does comply with Skagit County Code Exemption 14.16.850(4)(c)(vii)(A) and therefore is considered eligible to be considered for development permits.

Enclosed please find copies of unrecorded Lot of Record PL07-0904, -0966, -0967, -0968, -0969, -0970 and -0971. 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 additional applications and recording fees will be forwarded.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services



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Skagit County Auditor