

Return Name & Address:



200712260068

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0961

Applicant Name: Garritt Kuipers

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): 21465, 21480; 340311-3-002-0006, 340311-4-006-0000; within a Ptn of the NE ¼ of the SW ¼ and a Ptn of the NW ¼ of the SE ¼ all in Sec. 11, Twp. 34, Rge 3.

Lot Size: approximately 34.9 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: *How Roeder*

Date: 12/20/2007

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

December 20, 2007

Garritt Kuipers
19020 Beaver Marsh Road
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL07-0961, Parcels P21465, 21480
PL07-0962, Parcels P21476, 21475, 21424

Dear Mr. Kuipers:

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 PL07-0961, Parcels P21465 & 21480:

Lot Certification PL07-0961 is comprised of the legal descriptions associated with Parcels P21465 and 21480. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 34.9 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, PL07-0962. However individually, this Lot of Record is not eligible for residential development.

It should also be noted that this Lot of Record is located within a designated Airport Environs area and will be subject to additional review at the time of development.

Lot of Record Certification PL07-0962, Parcels P21476, 21475, 21424:

Lot Certification PL07-0962 is comprised of the legal descriptions associated with Parcels P21476, 21475, and 21424. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 14.6 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, PL07-0961. However individually, this Lot of Record is not eligible for residential development.

It should also be noted that a portion of this Lot of Record is located within a designated Airport Environs area and will be subject to additional review at the time of development.

Enclosed please find copies of unrecorded Lot of Record PL07-0961 and -0962. 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 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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