



200803310178

Skagit County Auditor

Return Name & Address:

3/31/2008 Page 1 of 6 3:27PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0070

Applicant Name: __Michael Lloyd

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): 21683; 340313-0-018-0002; within a Ptn of the NW ¼ of the NW ¼ of Sec. 13, Twp. 34, Rge 3.

Lot Size: _approximately 1 acre

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.

X *IS NOT*, the minimum lot size required for the Rural Intermediate zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(A) 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: _3/31/2008

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

March 31, 2008

Michael Lloyd
14170 Avon Allen Road
Mount Vernon, WA 98273

RE: Lot of Record Certification Applications:

PL08-0070, Parcel P21683
PL08-0173, Parcel P21750
PL08-0174, Parcels P21688 & 21689 as one parcel
PL08-0175, Parcel P21687
PL08-0176, Parcel P21805

Dear Mr. Lloyd:

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 PL08-0070, Parcel P21683:

This Lot of Record is comprised of the legal description associated with Parcel P21683. The subject property is approximately an acre in size and is currently vacant. The current zoning of this area is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Thus, at one acre, the subject property is considered substandard to zoning. However, Section 14.16.850(4)(c)(viii)(A) provides an exemption for one acre tracts in Rural Intermediate to be considered eligible for residential development. Thus, Parcel P21683 is eligible for residential development.



Lot of Record Certification PL08-0173 Parcel P21750:

This Lot of Record is comprised of the legal description associated with Parcel P21750. The subject property is approximately one acre in size and is currently vacant. The current zoning of this area is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Thus, at one acre, the subject property is considered substandard to zoning. However, Section 14.16.850(4)(c)(viii)(A) provides an exemption for one acre tracts in Rural Intermediate to be considered eligible for residential development. Thus, Parcel P21750 is eligible for residential development.

Lot of Record Certification PL08-0174 Parcel P21688 and P21689 as a single unit:

This Lot of Record is comprised of the legal descriptions associated with Parcels P21688 and P21689, as a single unit of property. The subject property is approximately an acre in size and has an existing residence. The current zoning of this area is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Thus, at one acre, the subject property is considered substandard to zoning. However, Section 14.16.850(4)(c)(viii)(A) provides an exemption for one acre tracts; as well substandard lots with an existing residence are also provided with an exemption.

Lot of Record Certification PL08-0175 Parcel P21687:

This Lot of Record is comprised of the legal description associated with Parcel P21687. The subject property is approximately 0.38 of an acre and is currently vacant. The current zoning of this area is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Thus, at 0.38 acre, the subject property is considered substandard to zoning.

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)(a)(i):

An owner of contiguous, substandard lots may choose to aggregate (combine) the lots in order to meet these requirements, provided that aggregation of lots shall meet the requirements of and be recorded as a Boundary Line Adjustment, pursuant to Skagit County (SCC) 14.18.700.



200803310178
Skagit County Auditor

Michael Lloyd
March 31, 2008
Page Three

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL08-0070, PL08-0173, PL08-0174 or PL08-0176. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL08-0176 Parcel P21805:

This Lot of Record is comprised of the legal description associated with Parcel P21805. The subject property is approximately 0.38 of an acre and is currently vacant. The current zoning of this area is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Thus, at 0.38 acre, the subject property is considered substandard to zoning.

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)(a)(i):

An owner of contiguous, substandard lots may choose to aggregate (combine) the lots in order to meet these requirements, provided that aggregation of lots shall meet the requirements of and be recorded as a Boundary Line Adjustment, pursuant to Skagit County (SCC) 14.18.700.

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL08-0070, PL08-0173, PL08-0174 or PL08-0175. However individually, this Lot of Record is not eligible for residential development.

Although, there are two parcels that, individually, are not eligible for residential development, there are additional Boundary Line Adjustment options available. Please feel free to contact me to set an appointment to discuss the options.



200803310178
Skagit County Auditor

Michael Lloyd
March 31, 2008
Page four

Enclosed please find copies of unrecorded Lot of Record PL08-0070, -0173, -0174, -0175, and 0176. 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



200803310178
Skagit County Auditor

3/31/2008 Page 6 of 6 3:27PM