

Return Name & Address:



200804140244
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0082

Applicant Name: Chad Fisher

Property Owner Name: Patricia Hulbert Trust

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

P#(s): 15746; 330311-4-007-0000; within a Ptn of the SW ¼ of the SE ¼ of Sec. 11, Twp. 33, Rge 3.

Lot Size: approximately 15 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: Chad Fisher

Date: 4/14/2008

See attached map for Lot of Record boundaries.

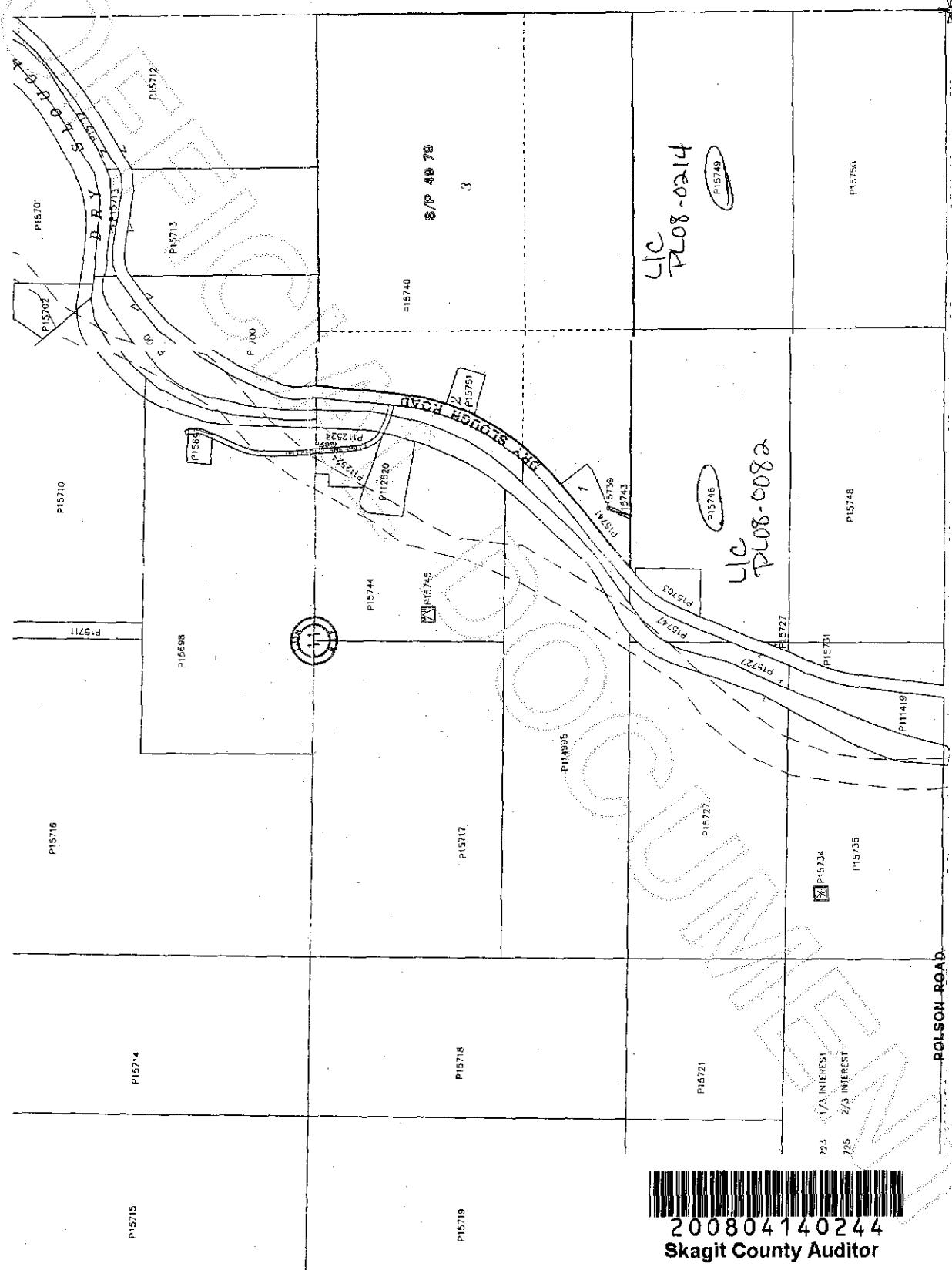
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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

April 14, 2008

Chad Fisher
11703 Bayview Edison Road
Mount Vernon, WA 98273

RE: Patricia Hulbert Trust

Dear Chad:

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 PL08-0082, Parcel P15746:

Lot Certification PL08-0082 is comprised of the legal description associated with Parcel P15746. The subject property is currently vacant; the current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 15 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 the parcel associated with Lot of Record, PL08-0214 (P15749). However individually, this Lot of Record is not eligible for residential development.

It should also be noted, that even if Parcels P15746 and 15749 were combined, the acreage would still not total 40 acres and would not be eligible for residential development.



Chad Fisher
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Lot of Record Certification PL08-0214, Parcel P1549:

Lot Certification PL08-0214 is comprised of the legal description associated with Parcel P15749. The subject property is currently vacant; the current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 20 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 the parcel associated with Lot of Record, PL08-0082 (P15746). However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL08-0215, Parcels P15854 and P15857 as a total unit:

Lot Certification PL08-0215 is comprised of the legal descriptions associated with Parcels P15854 and P15857 and is currently vacant. The current zoning is Agricultural-Natural Resource Land. At approximately 79 acres this Lot of Record exceeds the required minimum lot size and is considered eligible for one residential development.

Lot of Record Certification PL08-0216, Parcel P15858:

Lot Certification PL08-0216 is comprised of the legal description associated with Parcel P15858. The subject property is approximately 1.5 acres. It appears that there is a barn and employee housing located on the property. Although, substandard to the Agricultural-Natural Resource Land minimum lot size requirement of 40 acres, 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.

It should be noted that this parcel does not appear to be included in the Patricia Hulbert Trust. This parcel appears to be under the ownership of Hulbert Farm, Inc.



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Lot of Record Certification PL08-0217, Parcels P15824, 15823, and 15827 as a total unit:

Lot Certification PL08-0217 is comprised of the legal descriptions associated with Parcels P15824, 15823 and 15827 as a total unit. This property is described as Lot 2, of Short Plat 63-88. The Short Plat was approved by virtue of a Variance to allow the division of an established homesite. Although, the parcel exceeds the required minimum lot size of 40 acres, the Variance and Short Plat was approved with a condition that does not allow further subdivision of this parcel, and does not allow residential development of this parcel.

Lot of Record Certification PL04-0305, Parcels P15482, 15875 and 15856 as a total unit:

Lot Certification PL04-0305 is comprised of the legal descriptions associated with Parcels P15482, 15875 and 15856. This Lot Certification was approved in 2004, under the name of Robert and Toni Hulbert. This Lot Certification is still valid. This parcel appears to currently be under the ownership of Steven Hulbert.

Lot of Record Certification PL08-0221, Parcel P15819:

Lot Certification PL08-0221 is comprised of the legal description associated with Parcel P819. This property is described as Lot 1 of Short Plat 63-88. The Short Plat was approved by virtue of a Variance to allow the division of an established homesite. In addition, a Boundary Line Adjustment in 1996 adjusted a portion of Lot 2 of adjoining acreage to increase the size of Lot 1 to approximately 8.9 acres. 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.

This parcel appears to be under the ownership of the Hulbert Revocable Trust, Colleen Fisher, Trustee.

Enclosed please find copies of unrecorded Lot of Record PL08-0082, -0214, -0215, -0216, -0217, -0221 and a copy of the recorded Lot Certification PL04-0305. 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 application 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