



200806230170

Skagit County Auditor

Return Name & Address:

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\_\_\_\_\_  
\_\_\_\_\_

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0367

Applicant Name:    Jerry Nelson   

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):    15514; 330308-010-0008; within a Ptn of the SE ¼ of Sec. 8, Twp. 33, Rge 3. Lot B, Short Plat 45-81, AF# 8107140009; based on Variance V-81-014, is not eligible for residential development.   

Lot Size:    approximately 34 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.

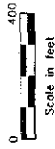
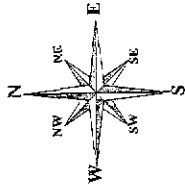
**IS NOT** the minimum lot size for the Agricultural-Natural Resource Land and **DOES NOT** meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for certain development permits.

Authorized Signature:    Gord Roeder   

Date:    6/20/2008   

See attached map for Lot of Record boundaries.

UNOFFICIAL

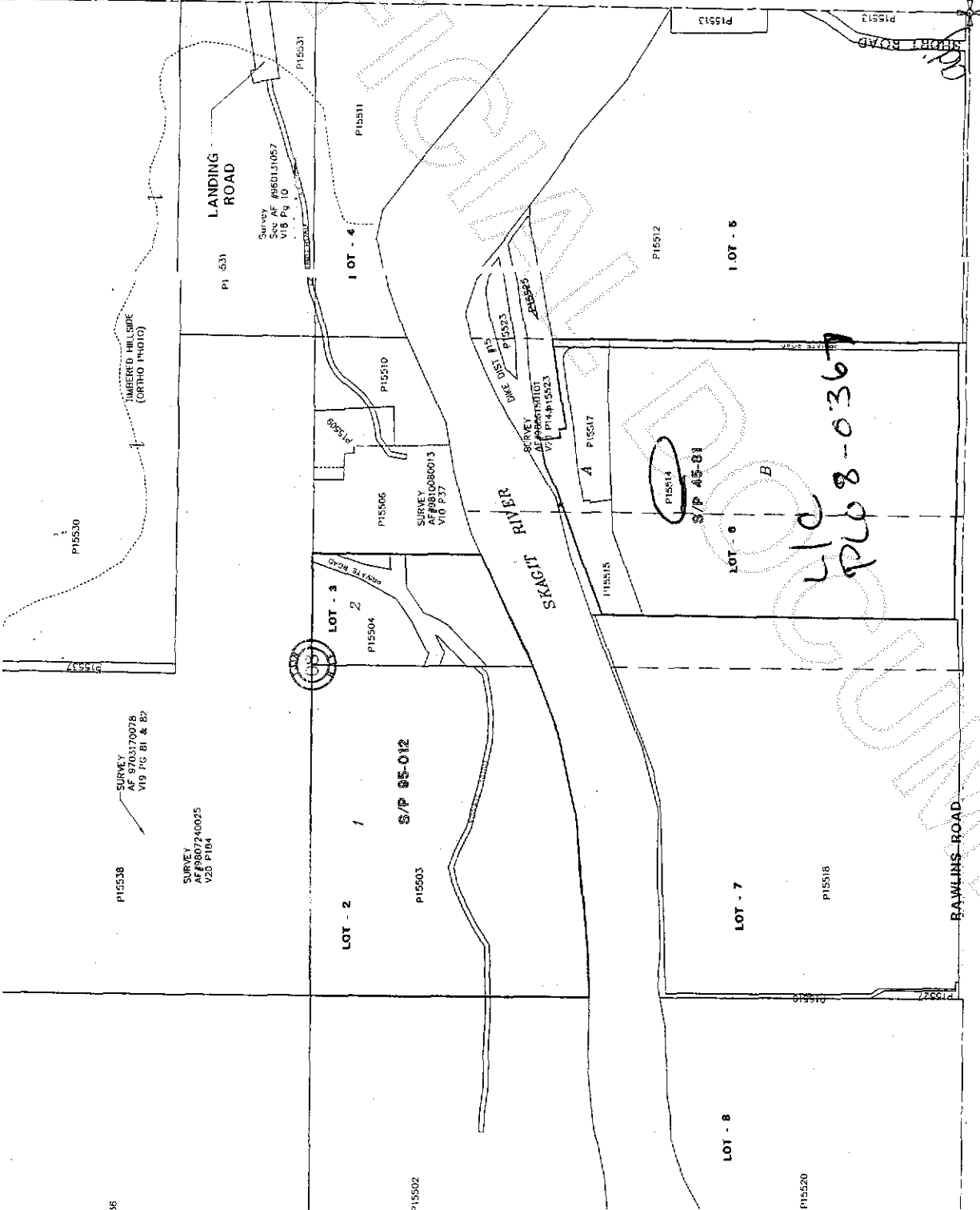


Scale in feet

These maps were created from available public records and existing map sources not from field surveys. The accuracy of these maps is not guaranteed. The user assumes all responsibility for the use of these maps. While great care was taken in this process, the user should be aware that there may be errors in the relative location of geographic features. The relative positioning of map features is not guaranteed. The user should refer to the original map for more information. This map is not a substitute for a field survey.

DATE	INIT.
DRAWN BY	9/28/94 KFM
REVISED	10/04/00 Kfm
PLOTTED	10/04/00 Kfm
MAP PRODUCED BY SHAWT COUNTY MAPPING SERVICES	

Section 8  
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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

June 20, 2008

Mr. & Mrs. Jerry Nelson  
21590 Mann Road  
Mount Vernon, WA 98273

RE: Lot of Record Certification PL08-0367  
Parcel P15514

Dear Mr. & Mrs. Nelson:

This office has completed review of Lot of Record Certification PL08-0367, Parcel P15514. This parcel is described as Lot B of Short Plat 45-81. The Short Plat was completed by Mayetta Summers in 1981. The Short Plat was allowed by Variance V-81-014 and allowed the land division in order to separate the acreage from existing buildings.

Condition 2 of the Variance states:

2. The remaining acreage (thirty acreage parcel) shall be labeled on the face of the plat: "This parcel shall not be further subdivided nor shall it be used for residential, commercial or industrial building purposes".

Parcel P15114 is considered a Lot of Record, due to being created by legal subdivision, however, this parcel is only eligible for non-residential development (barn, shop, etc.).

Enclosed please find a copy of the Variance Written Order and a copy of the unrecorded Lot Certification, PL08-0367. The original Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received by this office, the original and an invoice for 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

1800 Continental Place • Mount Vernon, WA 98273 • Phone:

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SKAGIT COUNTY HEARING EXAMINER  
MAYETTA SUMMERS VARIANCE PERMIT  
# 01-004

This matter having come before the Skagit County Hearing Examiner under application filed with the Skagit County Permit Department on behalf of Mayetta Summers requesting a Variance from the required minimum lot size in an Agricultural District for the purpose of short platting on the following described property:

Located at 1171 A Rawlins Road, Mount Vernon, Washington 98176  
A portion of Section 8, Township 33 North, Range 3 East, W.M.

And, notice having been given to all property owners of record within 300 feet on said property, and all matters in the file having been considered together with the testimony and exhibits in open hearing and made a part of the record in this matter; The hearing Examiner makes the following findings of fact:

FINDINGS OF FACT

1. The subject property is zoned Agriculture and the Skagit County Comprehensive Plan designates the area as Agriculture.
2. The public hearing has been advertised in accordance with the requirements of Skagit County Zoning Ordinance Chapter 11.07 of the Skagit County Code.
3. A determination of the environmental significance of this proposal has been made in accordance with the SEPA Guidelines and has been found to be exempt.
4. The subject property is located within the floodplain of the Skagit River according to the Army Corps of Engineers Preliminary Flood Hazard Map, Plate 180. The 100 year flood elevation is eight feet N.S.L.
5. The applicant owns approximately 33.5 acres of farmland adjacent to Blake's Resort which he wishes to divide into two parcels. The thirty acre parcel would be retained by the applicant and leased for farming. An existing house and outbuilding and approximately 3.5 acres would be sold to the owners of the resort.
6. Section 14.04.110 (6)(a) "Agriculture District" of the Skagit County code states that the minimum lot size in the Agriculture District is forty acres. In order for the applicant to short plat the property, a variance from the minimum lot size is required.
7. The division of agricultural land for the purpose of a housing of an existing house meets the criteria of Skagit County Policies and Guidelines pertaining to the Division of Agricultural Land.



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8. The Skagit County Public Works Department, Engineering Section, has no objection to the approval of the Variance.
9. The Health Unit has no objection to the approval of the Variance, but reserves the right to review and evaluate soils information submitted with the short plat.

The Hearing Examiner having duly considered the matter finds the Variance would not adversely affect the public interest and would not be adverse to the Public Health, Safety and General Welfare;

The hearing Examiner grants the Variance subject to the following conditions:

1. A short plat shall be submitted and approved by Skagit County in accordance with Short Subdivision Ordinance #5544.
2. The remaining acreage (thirty acre parcel) shall be labeled on the face of the plat: "This parcel shall not be further subdivided nor shall it be used for residential, commercial or industrial building purposes."

Date of Action: April 15, 1981

This decision shall become final fourteen (14) days from the date of this decision unless appealed in accordance with Chapter 14.04.020 (15) or (16) of the Skagit County Code.

*Roberta Schufeldt*  
SKAGIT COUNTY HEARING EXAMINER

Copies Transmitted to the Applicant:

We have reviewed Written Order #V-81-014 and accept the permit with the conditions herein described.

Property Owner

Property Owner



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