



200807230080  
Skagit County Auditor

7/23/2008 Page 1 of 5 3:28PM

Return Name & Address:

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

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0422

Applicant Name: John Anderson

Property Owner Name: Anderson-Phillips Farm, LLC

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

P#(s): 16732; 330417-3-003-0009; within a Ptn of the SW 1/4 of Sec. 17, Twp. 33, Rge 4.

Lot Size: approximately 53 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.

**X** *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)(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: 7/17/2008

See attached map for Lot of Record boundaries.



200807230080  
 Skagit County Auditor



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR  
BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

July 17, 2008

John Anderson  
Anderson-Phillips Farm LLC  
P.O. Box 424  
Conway, WA 98238

RE: Lot Certification Application  
PL08-0067  
Parcel P16730

PL08-0422  
Parcel P16732

Dear Mr. Anderson:

This letter will serve as confirmation for our conversation on July 17 concerning Parcels P16730 and P16732.

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 PL08-0067, Parcel P16730:

Lot Certification PL08-0067 is comprised of the legal description associated with Parcel P16730. 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 is considered substandard in size to the required minimum lot size.

*Mailing Address: 1800 Continental Place  
Temporary Physical Location: 1700 E.  
Phone: (360) 336-9410 ♦ Fax*



200807230080  
Skagit County Auditor

John Anderson  
July 17, 2008  
Page Two

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, PL08-0422. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL08-0422, Parcel P16732:

Lot Certification PL08-0422 is comprised of the legal description associated with Parcel P16732. The current zoning is Agricultural-Natural Resource Land. The subject property is approximately 53 acres in size.

During review of the information submitted, it was noted that Parcel P16733, with an existing house was conveyed to Richard and Marcia Phillips in 1975. Parcel P16733 is approximately three (3) acres in size. The conveyance of Parcel P16733 was accomplished in a manner that was not in compliance with Skagit County Subdivision regulations that were in effect at that time. This type of land division is considered an illegal segregation and affects not only P16733, but also P16732.

Skagit County adopted a Short Plat Ordinance in 1971. A Short Plat was required in order to correctly create Parcel P16733.

The effect of this situation is that Parcel 16732 is also an illegal segregation and not eligible for residential development.



200807230080  
Skagit County Auditor

7/23/2008 Page 4 of 5 3:28PM

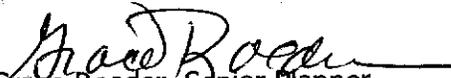
John Anderson  
July 17, 2008  
Paget Three

A corrective remedy of the illegal segregation situation would be to Boundary Adjust P16732 to 16730 for one total unit of property. At that time, the total acreage would be approximately 73 acres and that total parcel would be considered one Lot of Record and eligible for one residential development.

Enclosed please find copies of unrecorded Lot of Record PL08-0067 and PL08-0422. 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 recording fees will be forwarded. If you have any questions, please feel free to contact this office.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services

Enclosures



200807230080

Skagit County Auditor

7/23/2008 Page

5 of

5 3:28PM