



200808140068

Skagit County Auditor

8/14/2008 Page 1 of 4 1:47PM

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0487

Applicant Name:     Jacqueline Jo Black    

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):     41567, 41598; 350618-0-006-0007, 350618-0-032-0005; within a Ptn of Govt Lot 1 and Govt Lot 2, within a Ptn of the NW ¼ of Sec. 18, Twp. 35, Rge 6    

Lot Size:     approximately 40.5 acres    

**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**

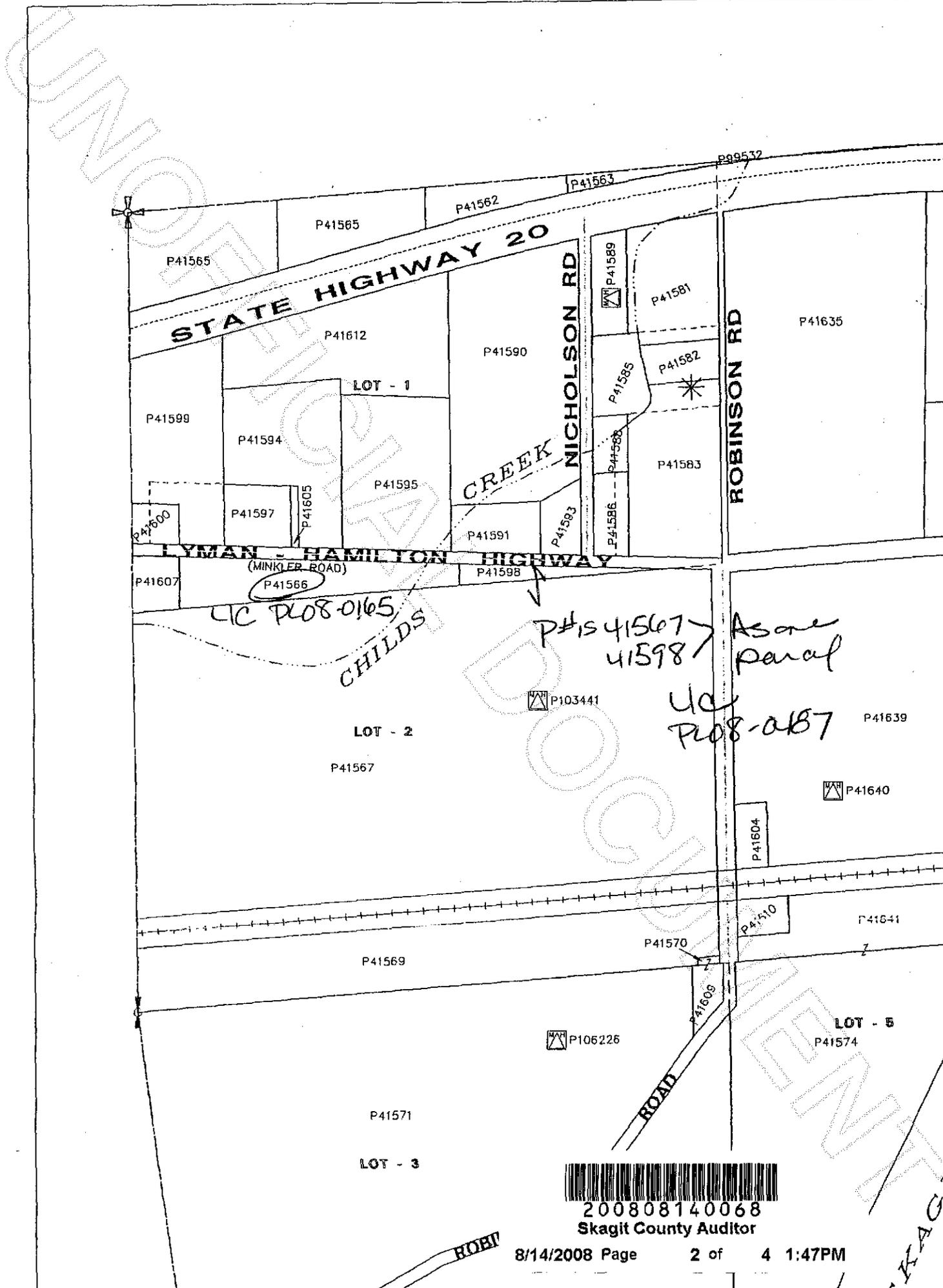
X *IS*, the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

*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) 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:     *How Roeder*     Date:     8/8/2008    

See attached map for Lot of Record boundaries.



STATE HIGHWAY 20

LYMAN - HAMILTON HIGHWAY  
(MINKLER ROAD)

NICHOLSON RD

ROBINSON RD

CREEK

LIC PRO 8-0165  
CHILDS

As one parcel  
LIC PRO 8-0187

LOT - 2

LOT - 5

LOT - 3



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ROBT

SKAGIT



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

August 8, 2008

Jacquelyn Jo Black  
44-531 Kaneohe Bay Drive  
Kaneohe, HI 96744

RE: Lot of Record Certification Application PL08-0165  
Parcel P41566

Dear Ms. Black:

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. The review of conveyance documents is not limited to the subject property, but involves adjoining parcels as well.

This office has completed review of the Lot Certification Application and based on information submitted the following determination has been made:

Lot of Record Certification PL08-0165, Parcel P41566:

The legal description associated with Parcel P41566 appears to have been established in 1959. Thus, the legal description associated with Parcel P41566 is considered a "lot of record".

The current zoning of the subject property is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres. The subject property is currently assessed at approximately 1.5 acres, and is considered substandard in size to the required minimum lot size.

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).

*Mailing Address: 1800 Continental Place • Mount Vernon WA 98273*

*Temporary Physical Location: 1700 E*

*Phone: (360) 336-9410 • F*



200808140068

Skagit County Auditor

**"Helping You Plan and Build"**

8/14/2008 Page

3 of

4 1:47PM

Jacqueline Jo Black  
August 8, 2008  
Page Two

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 legal descriptions associated with Parcels P41567 and 41598, however, individually, this Lot of Record is not eligible for residential development.

As noted in Paragraph one of this letter, legal descriptions for adjoining parcels are also reviewed as part of the overall review process. Review of the legal descriptions associated with adjoining parcels has noted that there is common ownership of the legal descriptions associated with Parcels P41598 and 41567. The legal descriptions associated with these two Parcel Numbers appear to have been consistently conveyed as one parcel. Thus, the legal description associated with Parcels P41598 and 41567 is considered as a "lot of Record". This legal description is assessed at a total of approximately 40.5 acres. This legal description is considered to comply with the minimum lot size required for the Agricultural-Natural Resource Land zoning district and is eligible for residential development.

It should be noted that there is currently a mobile home located on this "lot of record". It should also be noted that there is no record of any development permits having been issued for the placement of this mobile home or any accompanying on-site sewage disposal system or on-site water supply (well).

Enclosed please find a copy of the Lot Certification Code and copies of unrecorded Lot Certifications PL08-0165 and PL08-0487. The originals of the Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the originals and invoices for application and recording fees will be forwarded. If you have any questions, please feel free to contact this office.

In addition, a complaint was recently filed with this office. It was indicated in the investigation report that a number of recreational vehicles were parked on Parcels P41567 and 41598 and were being occupied in a manner out of compliance with Skagit County Code. Please feel free to contact Elaine Pitman for further information.

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services



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