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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL00-0054

Applicant Name: Ivan Lee

Property Owner Name: same

The Department hereby finds that Lot 94, Block 6, Plat of Holiday Hideaway, recorded in Volume 8, Pg 36-42, August 6, 1962, AF 625483

Parcel Number: P66055; 3926-006-094-0007; within a Ptn of the SE ¼ Sec. 8, Twp 35, Rge 2. Approximately 10,000 sq. ft.

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

- ☒ **IS NOT** the minimum lot size required for the Rural Intermediate 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 development permits.

Authorized Signature: [Signature]

Date: 10/27/2008

See Attached Map



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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

October 27, 2008

Ivan Lee
21802 SE 38th Place
Sammamish, WA 98075

Lot Certification: PL00-0054
Parcel P66055

Dear Mr. Lee:

Lot Certification PL00-0054 was issued April 4, 2000 and was in compliance with Skagit County Code 14.04.190(5) in effect at that time. Since 2000, Skagit County has adopted and periodically revised the current Unified Development Code. The Lot Certification process and review was included as part of the various revisions.

Enclosed please find a copy of the current regulation pertaining to Lot Certification. The following applies to this situation:

Lot Certification is a two-stage review process. The first stage being a determination of "lot of record"; the second stage is whether or not the "lot of record is eligible for "development".

Parcels P66055, 66056, 66057 are under one common ownership. Each Parcel is considered a "lot of record" having been platted as part of Holiday Hideaway and the plat recorded with the Skagit County Auditor in 1962.

Parcels P66056 and 66057 would be considered as one unit due to having the existing residence and accompanying garage. P66055 is considered a separate "lot of record" and eligible for separate conveyance, however Parcel P66055 is not eligible for individual residential development.

The following is indicated in Section 14.06.045(1)(b) of the Skagit County Code:

....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).

The following is indicated in Section 14.16.850(4)(a)(i) of the Skagit County Code:

Mailing Address: 1800 Continental Place • Mount Vernon WA 98273

Temporary Physical Location: 1700 E. College !

Phone: (360) 336-9410 • Fax: (360) .



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"Helping You Plan and Build Better"

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Mr. Ivan A. Lee
October 27, 2008
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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 SCC 14.18.700.

Thus, although Parcel P66055 is considered a "lot of record", due to there being contiguous parcels under the same ownership, it would be necessary to combine or aggregate Parcel P66055 to the adjacent parcels for development purposes.

I hope this answers your questions, however, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services



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