



200811210106

Skagit County Auditor

Return Name &amp; Address:

11/21/2008 Page

1 of

4 1:37PM

## SKAGIT COUNTY PLANNING &amp; DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0659

Re-record AF 200811200005

To add new map

Applicant Name: \_\_\_ I P Forestry LLC

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): \_47906; 360315-3-003-0009; within a Ptn of the SW ¼ of the SW ¼ of Sec. 15, Twp. 36, Rge 3.

Lot Size: \_approximately 40 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 Rural Resource Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits. Provided any proposed development shall be in compliance with SCC 14.16.850(6), Non-issuance of Building Permits Outside of a Fire District.

**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: \_\_\_\_\_

Originally Approved: \_\_\_\_\_

Date: \_11/12/2008\_

See attached map for Lot of Record boundaries.

P47906

LC  
P408-0659

P47907

LC  
P408-0648

Sec 15-36-3

Sec 22-36-3

P48046

P48052

P48050

SURVEY  
AF200408250097

AF 200206080139  
VACATED R200206080139

AF #9612240001  
V19 P37

P48046

P48022

P48000

42

43

P48042

P48040

41

42

43

P48007  
40

39

46

P48006

38

P48002

37

P48001

P4

P48063

36

SURVEY  
AF #9806240  
V20 P157

44

P47994



200811210106

Skagit County Auditor

11/21/2008 Page

2 of

4

1:37PM

BLANCHARD ROAD

W. H. L. E. HALL CREEK

P48062

P48057

P48068

P48064

employees; family day care provider as defined in Chapter 14.04 SCC; Home Based Business 1; single-family detached residential dwelling unit and residential accessory uses, when accessory to an agricultural use; temporary manufactured homes as permitted in SCC 14.16.900(2)(b); Home Based Business 2, provided no conversion of agricultural land is required to accommodate the business activity.

- (ii) Secondary Forest-NRL: accessory residential structures; co-housing as part of a CaRD, subject to SCC 14.18.300 through 14.18.330; detached single-family residential dwellings; family day care provider; Home Based Business 1.
- (iii) Rural Resource-NRL: detached single-family residential dwelling, Home Based Business 1, family day care provider, residential accessory structures.
- (iv) Industrial Forest-NRL: co-housing, as part of CaRD, subject to SCC 14.18.300 through 14.18.330; single-family residential dwellings; Home Based Business 1.

(f) Reasonable Use.

- (i) Variances from the requirements of this Section shall not be considered. However, if a substandard lot of record in the Rural Reserve, Rural Intermediate, Rural Village Residential, Urban Reserve Residential, Bayview Ridge Residential or Bayview Ridge Urban Reserve zones does not meet any of the exceptions in Subsection (4)(c) of this Section, the lot owner may request that the County further evaluate the lot for a reasonable use exception pursuant to this Subsection. Issuance of a reasonable use exception shall allow the lot owner to apply for residential development permits on the lot. Reasonable use exceptions shall only be issued if the lot owner can demonstrate the following:

- (A) The lot has not been owned with any other contiguous lots with the same zoning designation at any time from July 1, 1990, to the present. The owner may elect to aggregate all contiguous, substandard lots held in common ownership, thereby creating a single parcel, to then qualify under this Subsection; and
- (B) The proposed use can otherwise satisfy all other requirements of the Skagit County Code; and
- (C) The proposed use does not require extension of, or installation of, urban levels of service outside of an urban growth area.

Lots included in a plat shall not be required to be combined with unplatted land or lots in separate plats for the purposes of qualifying under this Subsection. Lots where ownership of 1 or more contiguous lots has been transferred since July 1, 1990, shall not be considered as held in common ownership if the segregation(s) occurred in compliance with all zoning and aggregation provisions in effect at the time of transfer.

- (ii) The County evaluation of a reasonable use exception to the requirements of this Section shall be processed as a Level I administrative decision, pursuant to SCC 14.06.110, including all of the public notice and comment requirements.
  - (iii) In the Natural Resource Lands zoning districts (Ag-NRL, RRc-NRL, SF-NRL and IF-NRL), natural resource production is deemed a reasonable use of the property and, therefore, substandard lots of record in these zones shall not be eligible for a reasonable use exception pursuant to this Subsection.
- (5) Storage of Articles or Vehicles in Setbacks and Rights-of-Way.
- (a) In no zoning district shall any portion of articles or vehicles be permitted to be stored in public rights-of-way.
  - (b) All vehicles placed in setbacks shall be currently licensed and registered.
- (6) Nonissuance of Building Permits Outside of a Fire District.
- (a) Within any zoning district, building permits shall not be issued for residential and/or commercial structures that are not determined to be within an official designated boundary of a Skagit County Fire District.
  - (b) Exceptions:



200811210106

Skagit County Auditor

- BRC  
S/F
- (i) A building permit may be approved if the Administrative Official determines that the building is a necessary component of the resource base of the zone.
  - (ii) A nonresidential, noncommercial building may be approved if for miscellaneous structures necessary to convey utilities, radio transmission, etc. (i.e., radio towers or transmission or water lines).
  - (iii) Outside of a fire district, with the exception of lands zoned Industrial Forest-Natural Resource Lands, a single-family dwelling or accessory building permit may be applied for if it meets all of the following or comparable alternative fire protection requirements as determined by the Fire Marshal:

- (A) The lot was a lot of record prior to the adoption of interim controls on June 11, 1990.
- (B) Approved noncombustible roofing materials must be used.
- (C) Slash abatement within 200 feet of any portion of the exterior of the structure.
- (D) A safety zone cleared of flammable vegetation 30 feet from any portion of the exterior of the structure on level ground and 100 feet downhill on sloped ground.
- (E) Building sprinklers installed per National Fire Protection Association 13D (NFPA 13D).
- (F) Exception: Buildings of 800 square feet or less, which are:
  - (I) Unheated separate accessory structures to a full-time dwelling unit 20 feet from all other buildings; or
  - (II) A building used as a vacation cabin and not as a full-time residence.
- (G) There is availability of 300 gallons of water on-site, 400 feet of 1-inch fire hose with foam applicator, and an internal combustion engine powered pump.

- (iv) On saltwater islands that do not contain any land designated Natural Resource Lands (NRLs) or Public Open Space of Statewide/Regional Importance (OSRSI), and that are not within a fire district, a single-family dwelling or accessory building permit may be applied for if it meets all of the following or comparable alternative fire protection requirements as determined by the Fire Marshal:

- (A) Approved noncombustible roofing materials must be used.
- (B) Slash abatement within 200 feet of any portion of the exterior of the structure.
- (C) A safety zone cleared of flammable vegetation 30 feet from any portion of the exterior of the structure on level ground and 100 feet downhill on sloped ground.
- (D) There is availability of 300 gallons of water on-site, 400 feet of 1-inch fire hose with foam applicator, and an internal combustion engine powered pump, or an equivalent system as approved by the Skagit County Fire Marshal.

- (E) Building sprinklers installed per National Fire Protection Association 13D (NFPA 13D).

Exceptions from the sprinkling requirement in this Subsection may be provided if:

- (I) The lot was a legal lot of record prior to the adoption of interim controls on June 11, 1990; and
- (II) The proposed single-family dwelling or accessory building does not exceed 1,500 square feet of heated structure.

- (7) Except lots restricted by SCC 14.18.700(2)(c)(ii), when a lot has multiple zoning designations, then each separately zoned portion of the lot may be developed, subdivided, or used consistent with the applicable zoning district's use regulations; provided, that each separately zoned portion of the lot meets all applicable Skagit County Code requirements and either meets the minimum lot size for the zoning district or at least 1 exemption listed in Subsection (4)(c) of this Section, other than Subsection (4)(c)(i) of this Section. Any subdivisions allowed under this provision shall occur on the zoning line and shall not result in any lots with multiple zoning designations. In cases where 1 or more separately zoned portion(s) of a lot do not meet 1 of the exemptions required above, those portion(s) of the lot may still be segregated, but will not be considered for any development permits unless otherwise allowed in Subsection (4)(d) or (e) of this Section or an approved reasonable use



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