

Return Name & Address:



200812110072  
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL02-0030

Applicant Name: John Wichers

Property Owner Name: same

The Department hereby finds that a Ptn of Lot 53, "Big Lake Water Front Tracts, Skagit County, Washington"; as described in Skagit County Assessor's Office; \_ recorded in Volume 4, Pg 12, February 3, 1913;

Parcel Number: P62040; 3862-000-053-0007; within a Ptn of the SW 1/4 of the NE 1/4 of Sec. 1, Twp 33, Rge 4. 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 Village Residential 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.

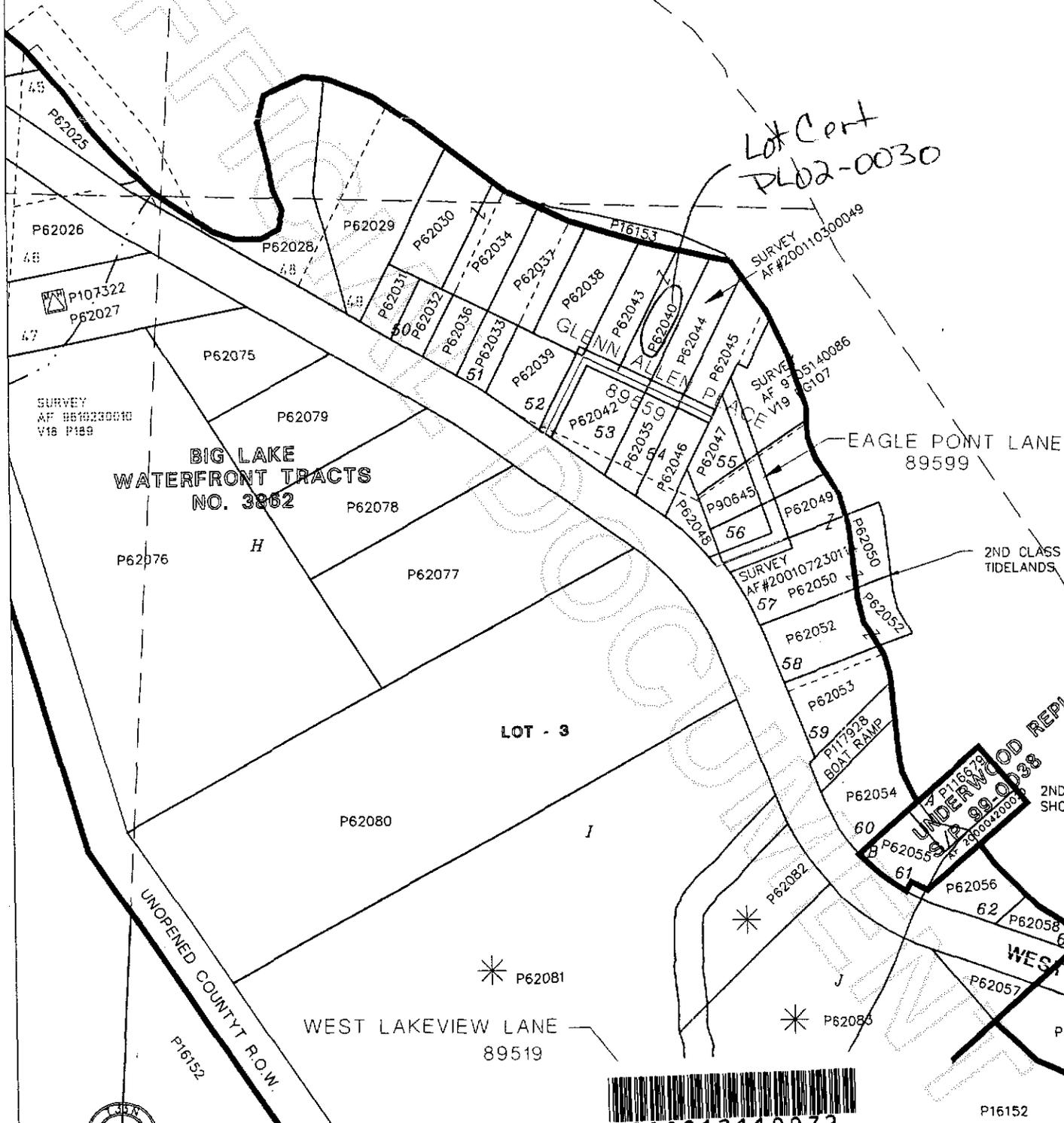
Authorized Signature: David Roeder

Date: 12/5/2008

See Attached Map

L LANE  
529

Lot Cert  
PL02-0030



P62026

48

P107322  
P62027

47

SURVEY  
AF 8519230010  
V18 P189

P62075

P62079

BIG LAKE  
WATERFRONT TRACTS  
NO. 3862

P62078

P62076

H

P62077

LOT - 3

P62080

I

\* P62081

WEST LAKEVIEW LANE  
89519

UNOPENED COUNTY R.O.W.  
P16152



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P16152

2ND CLASS TIDELANDS

EAGLE POINT LANE  
89599

SURVEY  
AF #200110300049

SURVEY  
AF 95140086  
TTI V19 G107

SURVEY  
AF #20010723011  
57 P62050

UNDERWOOD REPL  
S/A 99-0238  
200022003

2ND CLASS TIDELANDS

WEST LAKEVIEW LANE

P62057

P16152



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

December 5, 2008

Mr. & Mrs. John Wichers  
25 West Wichers Ln.  
Oak Harbor, WA 98277

RE: Lot of Record Certification Application  
PL02-0030, Parcel P62040

Dear Mr. & Mrs. Wichers:

The above noted Lot Certification application was originally submitted in January 2002. At that time, Skagit County was under a Court Ordered land use decision that required "aggregating" or combining all contiguous substandard parcels under common ownership to either meet or exceed a minimum lot size of five acres. Skagit County was to remain under that restriction until such time as there was compliance with certain Growth Management issues. An applicant of a Lot Certification Application that was affected by this restriction was given a choice to either accept the "aggregation" of their parcels or to wait until such time as there was compliance and then to determine if the outcome was to their advantage. The original applicant of this application chose to wait; the compliance occurred in May 2005 and there had been no advantage to the wait.

The situation under current regulations is:

Parcel P62040 appears to be a "lot of record" with Lot 53 having been re-divided in 1964, prior to subdivision regulations.

Each "portion" of Lot 53 is approximately 50 ft. wide and somewhat over 200 ft. deep, which is approximately 10,000 sq. ft. in each "portion". The current zoning is Rural Village Residential. The Rural Village Residential has a minimum lot size of one acre with community water (i.e., P.U.D.).

Current regulations require contiguous substandard parcels under common ownership be combined "for development purposes". Thus, although Parcel 62040 is recognized as a "lot of record", Parcel P62040 is not eligible for individual residential development.

Skagit County allows an accessory dwelling unit in conjunction with a primary dwelling. An accessory dwelling unit is allowed at 50 per cent of the square footage of the primary dwelling up to a maximum of 900 sq. ft. For example, in order to have a 900 sq. ft. accessory dwelling unit, it would be necessary for the primary dwelling to be a minimum of 1800 sq. ft.

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

*Temporary Physical Location: 1700 E. College Way, Mount Vernon*

*Phone: (360) 336-9410 • Fax: (*

**"Helping You Plan and Build Be**



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Mr. & Mrs. John Wichers  
December 5, 2008  
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Enclosed please find an unrecorded copy of the Lot Certification. The original has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received, it will be forwarded to you.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services

Gr  
Enclosure



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Skagit County Auditor