

Return Name & Address:



200901300007

Skagit County Auditor

1/30/2009 Page 1 of 5 8:38AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0657

Applicant Name: \_Kenneth Brossard

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): \_35332; 350334-0-008-0008; within a Ptn of the NW ¼ of the NE ¼ of Sec. 34, Twp. 35, Rge 3.

Lot Size: \_approximately 3 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.
- 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 districts 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 \_Bayview Ridge-Urban Reserve\_ 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: *Grace Roeder*

Date: \_12/18/2008

See attached map for Lot of Record boundaries.

JOSH WILSON ROAD

P35344

S/P 94-30

P23190

P115677

71

SURVEY AF #209203120091

P3337

96198

35338

35338

35338

1

P10725

S/P 94-072

P35328

Arb 5

P35329

Arb 3

P35330

Arb 6

P35326

Arb 4

P35327

Arb 4A

P35325

Arb 7

P35332

Arb 8

P99963

Arb 21

P35333

P35334

Arb 30

I-021

Arb 23

Lot Cert PLO8-0657

P35332

Lot Cert PLO8-0697

P35325

Lot Cert PLO8-0698

Plots 35326 & 35327

Parcel



25

"E"

P115585

P115584

P103531

27

25

25

24

WEST AR LANE

26

P115593

36

37

P119146

P11594

27

"D"

P120203

22

P115581

P105273

P35354

SKAGIT REGIONAL AIRPORT BINDING SITE PLAN - PHASE 1

8012

REVISION TO LOTS 32, 33, AND 34



200901300007

Skagit County Auditor

33079

JENSEN LANE



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

December 18, 2008

Mr. & Mrs. Kenneth Brossard  
11103 View ridge Drive  
Burlington, WA 98233

RE: Lot of Record Certifications:

PL08-0657  
Parcel P35332

PL08-0697  
Parcel P35325

PL08-0698  
Parcels P35326 & 35327 As one lot

Dear Mr. & Mrs. Brossard:

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 as referenced above and based on information submitted the following determinations have been made:

Lot of Record Certification PL08-0657, Parcel P35332:

Lot Certification PL08-0657 is comprised of the legal description associated with Parcel P35332. The current zoning is Bayview Ridge Urban Reserve (BR-URv). This zoning designation has a minimum lot size of 10 acres; the subject property is approximately 3 acres in size and therefore is substandard to the zoning designation. This parcel does not meet an exemption as required in Skagit County Code Section 14.16.850(4)(c) and therefore is not eligible to be considered for development permits. At this time, Parcel P35332 is eligible only for conveyance.

During review of documents associated with Parcel P35332, determinations were also completed regarding Parcels P35325, 35327 and 35326. The following are the determinations for these parcels:

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

*Temporary Physical Location: 1700 E. Colles*

*Phone: (360) 336-9410 ♦ Fax: (360) 336-9411*



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**"Helping You Plan and Build Bet**

Mr. & Mrs. Kenneth Brossard  
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Lot of Record Certification PL08-0697, Parcel P35325:

Lot Certification PL08-0697 is comprised of the legal description associated with Parcel P35325. The current zoning is Bayview Ridge Urban Reserve (BR-URv). This zoning designation has a minimum lot size of 10 acres; the subject property is approximately 1 acre in size and therefore is substandard to the zoning designation. This parcel does not meet an exemption as required in Skagit County Code Section 14.16.850(4)(c) and therefore is not eligible to be considered for development permits. At this time, Parcel P35332 is eligible only for conveyance.

Lot of Record Certification PL08-0698, Parcel P35326 and P35327 (as one lot):

Lot Certification PL08-0698 is comprised of the legal descriptions associated with Parcels P35326 and 35327 (as a one lot). This determination is based on the deed AF 651585, June 2, 1964. The current zoning is Bayview Ridge Urban Reserve (BR-URv). This zoning designation has a minimum lot size of 10 acres; the subject property is a total of approximately 2 acres in size with an existing residence. Parcels P35326 and 35327 are considered substandard to the zoning designation. As one lot, this parcel complies with Skagit County Code Section 14.16.850(4)(c)(vii)(A) and is eligible to be considered for development permits.

There are approximately six acres and three "lots of record". There appear to be three options in regard to the subject property. These options are as follows:

- 1) All four parcels may be combined for a total of six acres.
- 2) Each of Parcels P35325 and 35332 may be conveyed individually or these two parcels could be combined and conveyed as a single lot. However, regardless of whether the parcels would be conveyed individually or as a single lot, however they would not be eligible for development.
- 3) Parcels P35326 and 35327 comprise one "lot of record". Parcel P35325 is a "lot of record" as well as P35332. The Skagit County Assessor's Office indicates the existing house is located on Parcel P35326. Depending on the exact location of the existing house, it may be possible to combine P35327, 32325 and 35332 as a single lot resulting in a five-acre tract. This option will require consultation and/or the hiring of a licensed land surveyor in order to be certain that the exact location of the house will allow a resulting lot of a minimum of five acres. If pursued, the result would be: Parcel P35326 remaining as a single lot with the existing house. Parcels P35327, 35325 and 35332 combined for a five-acre tract eligible for residential development.



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In order to accomplish Option three, it will be necessary for this office to review and approve a Boundary Line Adjustment. A licensed land surveyor will be able to assist with this process.

Enclosed please find a copy of unrecorded Lot Certifications PL08-0657, PL08-0697 and PL08-0698.

Enclosed is one invoice of \$ 343, this will apply to Lot Certification PL08-0693. Enclosed are two additional invoices, each for \$ 43, which are the recording fees only for PL08-0697 and PL08-0698. No application fees (\$300) were charged for PL08-0697 or PL08-0698.

Please remit a total of \$ 429.00. Upon receipt of these funds, the Lot Certifications will be forwarded to the Skagit County Auditor for recording. At such time as the originals are received by this office, the originals will be forwarded.

For your information, I am going to be out of the office December 22 through January 2, 2009, returning on Monday, January 5, 2009.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services



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