

Return Name & Address:



200903100088

Skagit County Auditor

3/10/2009 Page

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4 2:52PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL08-0557

Applicant Name: Ralph Olsson

Property Owner Name: Janet MacReady

The Department hereby finds that Lots 20 & 21, Crater Lake Beach Club; recorded in Volume 8, Pgs 51 & 52, June 10, 1963, as a total unit

Parcel Number: P64674, 64675; 3892-000-020-0001, 3892-000-021-0000; within a Ptn of the NW ¼ of the NE ¼ of Sec. 14, Twp 34, Rge 1. Approximately .5 acre.

**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: *Grace Roeder*

Date: 2/27/2009

**See Attached Map**





# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

March 2, 2009

Ralph Olsson  
21245 Military Road South  
SeaTac, WA 98198-4221

RE: Lot of Record Certification Application PL08-0557  
Parcels P64674 and 64675  
Lots 20 and 21, Crater Lake Beach Club

Dear Mr. Olsson:

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 Application and based on information submitted the following determination has been made:

The Plat of Crater Lake Beach Club was recorded in 1963, prior to zoning and subdivision regulations. The current zoning for the Crater Lake Beach Club is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Lots 20 and 21 combined are approximately .5 acre and are considered substandard to the required minimum lot size.

Due to being substandard and developed prior to zoning regulations, Lots 20 and 21 are required to be aggregated or combined for development purposes. In addition, due to the lots being substandard, it will also be necessary to apply for and receive a Reasonable Use Exemption prior to application for development.

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

*Temporary Physical Location: 1700 E. Colley*

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



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Skagit County Auditor

***"Helping You Plan and Build Better"***

Ralph Olsson  
March 2, 2009  
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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus approximately \$ 200.00 publishing cost, plus approximately \$ 43.00 for the recording of the final document. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process.

The processing time of a Reasonable Use Application is approximately eight weeks. Included in the processing is notification of all adjacent property owners within 300 ft and two separate notices published in the Skagit Valley Herald (hence the publishing costs). In order to notify the adjacent property owners, the applicant of a Reasonable Use Application is required to provide stamped, addressed envelopes as part of the complete application. The envelopes need to be addressed to both the property owners mailing address as well the property address, if there is one.

Enclosed please find an unrecorded copy of Lot of Record PL08-0557. The original Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received by this office, the original will be forwarded.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services



200903100088  
Skagit County Auditor