

Return Name & Address:



200904270003

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0729

Applicant Name: Richard Smith

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): 15256, 16418, 16440; 330301-0-019-0303, 330406-0-007-0004, 330406-2-001-0006; within a Ptn of the SE 1/4 of the NE 1/4 of Sec. 1, Twp 33, Rge 3; and within a Ptn of the North 1/2 of the South 1/2 of the NW 1/4 of Sec. 6, Twp 33, Rge 4. All as one parcel.

Lot Size: approximately 58 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 Agricultural Natural Resource Land 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 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: [Handwritten Signature]

Date: 4/22/2009

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

April 22, 2009

Bruce Lisser
Lisser & Associates
P.O. Box 1109
Mount Vernon, WA 98273

Re: Lot of Record Certifications:

PL08-0586
Parcels: 16441, 16448, 16449

PL08-0729
Parcels: 16418, 16440, 15256

PL08-0730
Parcel P16419, 15257

PL08-0731
Parcel P15251

Dear Bruce:

As you know, 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 and based on information submitted the following determinations have been made:

Lot of Record Certification PL08-0586, Parcels P16441, 16448, 16449:

Lot Certification PL08-0586 is comprised of the legal description associated with Parcels P16441, 16448, 16449. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 75 acres. This parcel

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

Temporary Physical Location: 1700 E. C.

Phone: (360) 336-9410 ♦ Fax:

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complies with the required minimum lot size and is considered eligible for residential development.

Lot of Record Certification PL08-0729, Parcels P16418, 16440, 15256:

Lot Certification PL08-0729 is comprised of the legal description associated with Parcels P16418, 16440, and 15256. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 58 acres. This parcel complies with the required minimum lot size and is considered eligible for residential development.

Lot of Record Certification PL08-0730, Parcel P16419, 15257:

Lot Certification PL08-0730 is comprised of the legal description associated with Parcel P16419 and 15257. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 31 acres with an existing residence. Although the subject property is considered substandard to the required minimum lot size, it does comply with Skagit County Code Exemption 14.16.850(4)(c)(vii)(A) and therefore is considered eligible to be considered for development permits.

Lot of Record Certification PL08-0731, Parcel P15251:

Lot Certification PL08-0731 is comprised of the legal description associated with Parcel P15251. The subject property is assessed at approximately 0.64 acres, is currently vacant, substandard to the required minimum lot size of 40 acres and does not appear to comply with any of the exemptions in Skagit County Code Section 14.16.850.

It is indicated in Section 14.06.045(1)(b) Development:

....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).

It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL08-0729. However individually, this Lot of Record is not eligible for residential development.



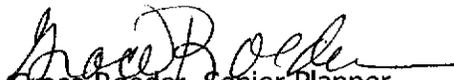
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Bruce Lisser
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Enclosed please find copies of unrecorded Lot of Record PL08-0586, -0729, -0730, and -0731. All of the original Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, the originals and invoices for additional applications and recording fees will be forwarded.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services



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