



200911120111  
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_09-0375

Applicant Name: Knutzen Brothers Farm

Property Owner Name: Stephanie K. Winn

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 37054; 350422-1-002-0005; within a Ptn of the W 1/2 of the NE 1/4 of the NE 1/4 of Sec. 22, Twp 35, Rge 4.

Lot Size: approximately 19 acres (subdivisional 20 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 Agricultural-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A). The current property owner/subject property under enforcement for Building Code Violation CE08-0188 and therefore IS NOT 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: *Acad Roeder*

Date: 11/3/2009

See attached map for Lot of Record boundaries.

Section 15  
P 36760 Ar



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A  
S/P 15-77  
P37096

B  
P37091  
S/P 15-77  
REVISED

P37095 P37092  
C



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR  
BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

November 3, 2009

Knutzen Brothers Farm  
10522 Chuckanut Drive  
Burlington, WA 98233

RE: Lot of Record Certification Application PL09-0374  
P116919

Lot of Record Certification Application PL09-0375  
P37054

Attn: Kent Knutzen

Dear Mr. Knutzen:

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 PL09-0374, Parcel P116919:

Lot Certification PL09-0374 is comprised of the legal description associated with Parcel P116919. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 16 acres and thus considered substandard to the zoning designation.

The legal description associated with Parcel P116919 was originally part of the total legal description that included P37056, being the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 35, Range 4 East, W.M. This total Legal Description (subdivisional 20 acres) was recognized as a Lot of Record by virtue of Lot Certification PL00-0428.

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

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

*Phone: (360) 336-9410 •*

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Parcel P116919 was created in 2000 through the conveyance of the legal description now associated with parcel P37056 from Donald Kaaland to Steve Wimer. The legal description associated with Parcel P116919 was retained by Donald Kaaland. There did not appear to be any type of boundary line adjustment that combined the legal description of P116919 with any contiguous parcels under the Donald Kaaland ownership.

The separation of the legal description that resulted in P116919 from what now describes P37056 was not in compliance with Skagit County Subdivision Regulations.

Skagit County adopted a Short Subdivision Ordinance in 1971. Starting in 2000 an existing residence was required on the total acreage in order to create a one acre parcel. The other option would have been a boundary adjustment with adjacent acreage. The existing residence was not constructed until after the conveyance to Steve Wimer.

Parcels P37056 and P116919 are both considered illegal segregations and not eligible for a development permit of any kind.

Although there is now a residence on P37056, no additional development permits will be issued.

Lot of Record Certification PL09-0375, Parcel P37054:

Lot Certification PL09-0375 is comprised of the legal description associated with Parcel P37054. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 20 acres and thus considered substandard to the zoning designation.

There is an existing residence and several accessory structures located on this parcel. This parcel 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.

However, it should be noted that there is a current Code Enforcement File, CE08-0188 against this parcel. Building Permit 98-0474 was issued to allow construction of a garage. The garage construction was completed without inspection compliance beyond footings. In addition, it appears that a residential structure has been added as a second story to the garage without a building permit.

In both instances letters were sent to the property owner. In both instances there was no response from the property owner. Copies of the letters are included.



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The Code Enforcement policy of this office will allow issuance of the Lot Certification, PL09-0375. However, the code violation remains in an "active" status. This letter will be recorded with the Skagit County Auditor and reference to this issue will be reflected on all future Title Reports.

Enclosed please find an unrecorded copy of each referenced Lot Certification. 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 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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