

Return Name & Address:



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Skagit County Auditor

2/8/2010 Page 1 of 5 1:31PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: PL_10-0026

Applicant Name: Denise Krownbell, Seattle City Light

Property Owner Name: William Granstrom

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

P#(s): 30890; 340911-2-004-0000; within a Ptn of the South ½ of the NE ¼ of Sec. 11, Twp 34, Rge 9.

Lot Size: approximately 5.7 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 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 Secondary Forestry-Natural Resource Land 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:

Date: 1/29/2010

See attached map for Lot of Record boundaries.

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6	5
7	8
18	1
19	2
30	2
31	3

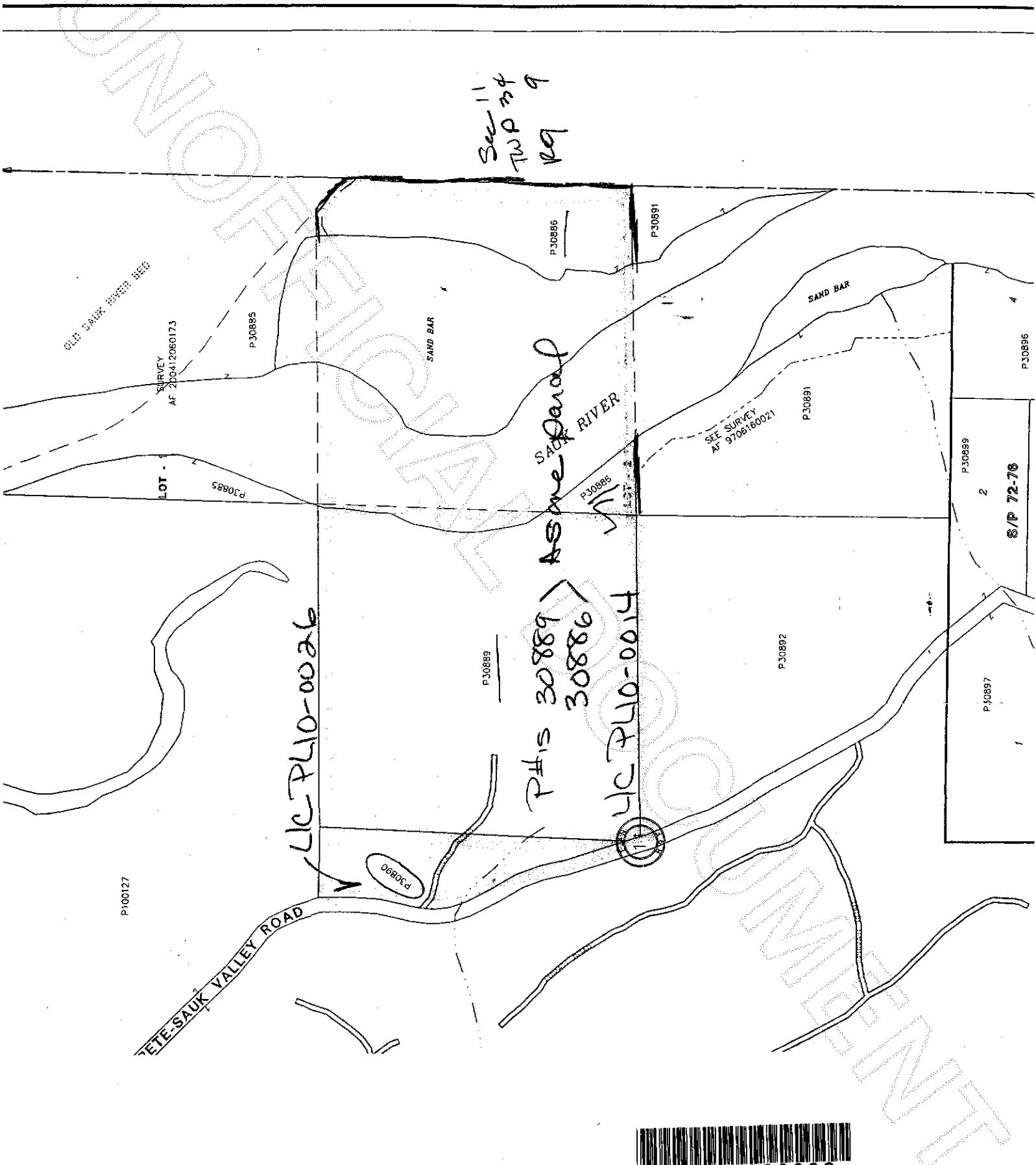
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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

January 29, 2010

Denise Krownbell
Seattle City Light
P.O. Box 34023
Seattle, WA 98124-4023

RE: Lot of Record Applications:

PL10-0014
Parcels P30889 & 30886

PL10-0026
Parcel P30890

Dear Denise:

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 PL10-0014, Parcels P30886 & 30889:

Lot Certification PL10-0014 is comprised of the legal descriptions associated with Parcels P30886 and P30889. The subject property is divided approximately in half by two zoning designations: the West half is zoned Rural Resource and the East half that includes P30886, is zoned Secondary Forestry. The Assessor's Office has appraised P30886 as having approximately 18 acres "washed", or "now part of the Sauk River" and approximately 12 acres of taxable area. The West 1/2 of P30889, with Rural Resource zoning, would comprise approximately 20 acres, based on a "subdivisional 40 acre tract".

The Rural Resource zoning designation has a minimum lot size of 40 acres. The Secondary Forestry zoning designation has a minimum lot size of 20 acres.

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In reviewing Floodplain/Floodway maps of this area, it appears that the entire area of Parcel P30886 is located within the designated floodway of the Sauk River. The area of Parcel P30889 designated Rural Resource appears to be located either out of the designated floodplain/floodway (Zone C) or a portion possibly within a designated floodplain area (zone B) requiring elevation for residential construction.

It should be noted that due to the combination of zoning designations, and floodplain impacts, residential development may be limited.

Lot of Record Certification PL10-0026, Parcel P30890:

Lot Certification PL10-0026 is comprised of the legal description associated with Parcel P30890. The subject property is currently zoned Secondary Forestry. The minimum lot size for the Secondary Forestry designation is 20 acres, the subject property is appraised by the Skagit County Assessor's as approximately 5.7 acres. Thus, the subject property is considered substandard to the zoning designation.

There appears to be a building of some type, possibly used as a hunting cabin, located on the property however, the exact status/condition of the building is not known at this time. It is also not known if there is water service and/or on-site sewage disposal for the building.

Until the status/condition of the building is factually determined, due to the size of the subject parcel, and the subject parcel not complying with any of the allowable exemptions in Section 14.16.850(4)(c), it is necessary to indicate that the subject parcel is not eligible for residential development.

If it can be factually determined that there is a satisfactory water service (well) and a satisfactory on-site sewage disposal system serving the building, allowing the building to be considered a "residence", the Lot Certification could be revised to indicate that Parcel P30890 does comply with an exemption of 14.6.850(4)(c) and could continue to be eligible for residential development.

Enclosed please find the following items:

- 1) Unrecorded copies of each of the Lot Certifications.
- 2) A copy of a portion of Skagit County Assessor's map of Section 11, Township 34, Rge 9, with the parcels highlighted.
- 3) A copy of a portion of the 1985 FEMA Floodplain Map Panel 315. The approximate location of the parcels highlighted (South 1/2 of the Northeast 1/4 of Section 11). The Assessor's map and Floodplain/Floodway maps have the same scale - 1" = 400 ft.
- 4) A copy of a portion of the 1985 FEMA Floodway Map Panel 23. The approximate location of the parcels highlighted.



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- 5) A copy of the Skagit County I-map indicating the location of the subject parcels, the individual zoning designations as well as zoning of the surrounding area.
- 6) Skagit County Assessor's Data Sheets containing information related to assessment; a copy of the photo of the building taken in 2004 by the Skagit County Appraiser.
- 7) A copy of the Lot Certification Code as administered by Skagit County.

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 an invoice for the additional application and recording fees will be forwarded.

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

Sincerely,

Grace
Grace Roeder, Senior Planner
Planning & Development Services

Gr
Enclosures
Cc: William Granstrom
2311 N. 115th St.
Seattle, WA 98133 (with enclosures)



201002080089
Skagit County Auditor