



202511240042

11/24/2025 10:53 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LEGAL LOT CERTIFICATION**

File Number: PLAN1-2025-0144

Applicant Name: Larry Kirchner

Property Owner Name: TERRANA CREDIT SHELTER TRUST, TERRANA CARMELO M  
AND TERRANA GINA MARIE, KIRCHNER MARY A TERRANA ETAL

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P66097/3926-008-012-0004

Lot Size: 0.32 acres Description: (0.3200 ac) LOT 12, BLOCK 8, HOLIDAY HIDEAWAY NO.  
1, RECORDED IN VOLUME 8 OF PLATS, PAGES 36 TO 42, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

**1. CONVEYANCE**

- ☒ **IS** a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 and therefore IS eligible for conveyance.

**2. DEVELOPMENT**

- ☒ **IS NOT** the minimum lot size required for the Rural Intermediate (RI) zoning district in which the lot is located, does not meet an exemption listed in SCC 14.70.060 and therefore IS NOT eligible to be considered for development permits.

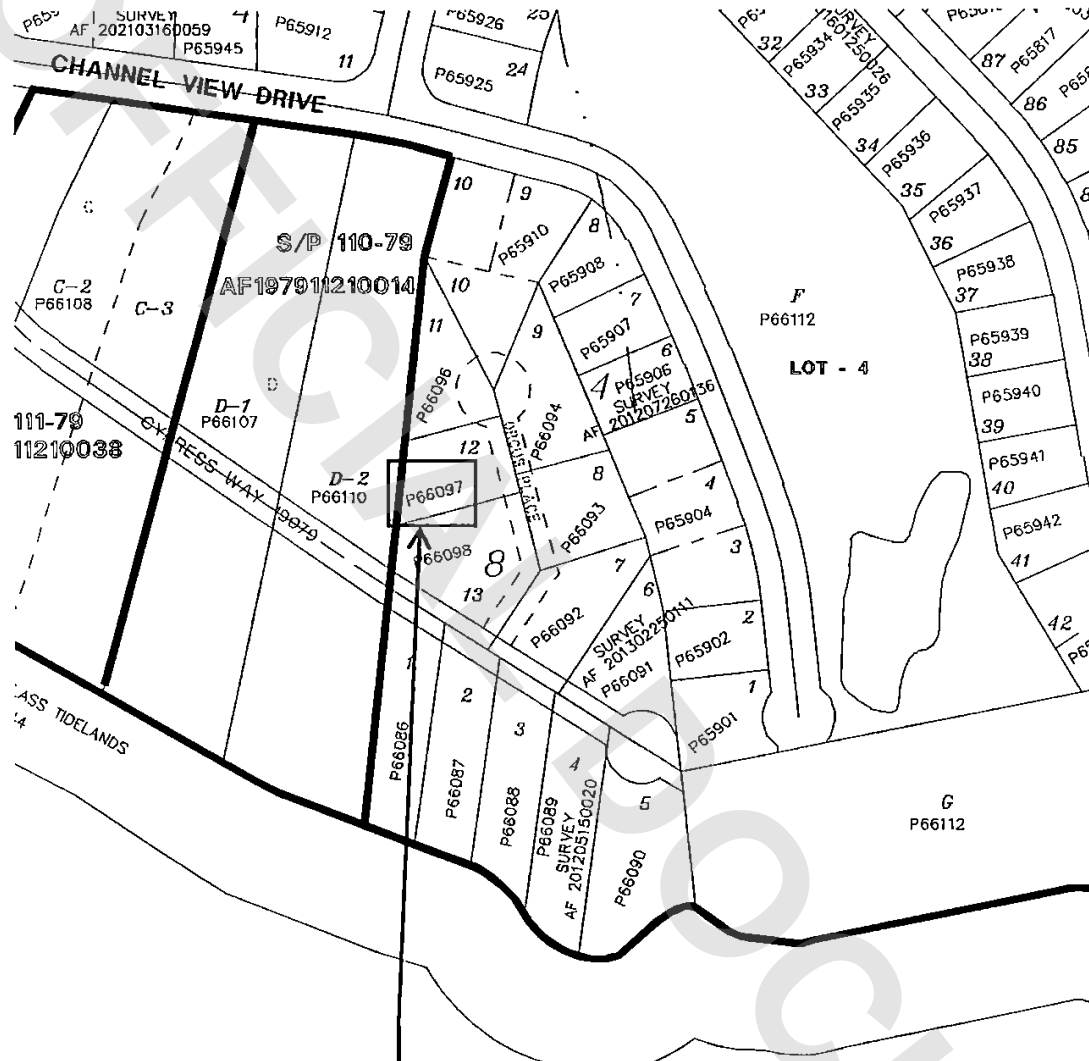
Allison Sanders  
Digitally signed by Allison Sanders  
Location: Skagit County Planning & Development Services  
Contact Info: asanders@co.skagit.wa.us  
Date: 2025.11.18 09:13:10-08'00'

Authorized Signature: \_\_\_\_\_

Date: 11/18/2025

A Type 1 decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Department within 14 days of the date of decision per SCC 14.06.410(3).

See attached map for Lot of Record boundaries.



Lot Cert w/ PLAN1-2025-0144

COOKS  
COVE