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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: PLAN1-2025-0145

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): P66094/3926-008-009-0009

Lot Size: 0.41 acres Description: (0.4200 ac) LOT 9, 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 09:43:39 -0800

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.

COOKS
COVE