

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: PLAN1-2026-0039

Applicant Name: Shannon Corcoran

Property Owner Name: Bucko Revocable Trust/Bucko Sarah M Trustee

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P62278

Lot Size: 2.0 Description: THAT PART OF THE EAST 374 FEET OF THE WEST 1/2 OF TRACT 5, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, THAT LIES NORTH OF THE COUNTY ROAD (NOW STATE HIGHWAY) RIGHT OF WAY, EXCEPT A PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 374 FEET OF THE WEST 1/2 OF SAID TRACT 5; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF TRACT 5 TO INTERSECT WITH THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD (NOW STATE HIGHWAY); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 106 FEET; THENCE DUE NORTH TO THE NORTH LINE OF SAID TRACT 5; THENCE WEST TO THE POINT OF BEGINNING, TOGETHER WITH THE PORTION OF AN UNNAMED STREET ADJOINING THE NORTH BOUNDARY THEREOF, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

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 the minimum lot size required for the Rural Business (RB) zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

Daniel Hasenoehr
Digitally signed by Daniel Hasenoehr
Location: Skagit County Planning and Development Services
Contact Info: danielh@co.skagit.wa.us

Authorized Signature: _____ Date: 04/22/2026

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.

