

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS**

Tuesday, March 2, 1993:

10:00 a.m. - 11:00 a.m. Department of Planning and Community Development - Dave Hough, Acting Director:

- 1) Discussion - Utilities Citizen Advisory Committee Update.
- 2) Discussion - Short Subdivision Process for Illegally Created Lots.
- 3) Code Enforcement Report.
- 4) Miscellaneous.

The Skagit County Board of Commissioners met on Tuesday, March 2, 1993, with Commissioners Hart, and Wolden present. Commissioner Robinson's absence was excused.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - DAVE HOUGH, ACTING DIRECTOR:

- 1) Discussion - Utilities Citizen Advisory Committee Update.

Dave Hough stated that he would prefer to postpone the discussion on this item as Pat Bunting, the staff person responsible for this Committee was not available due to a scheduling conflict.

- 2) Discussion - Short Subdivision Process for Illegally Created Lots.

Mr. Hough stated that three years ago, the County began requiring a lot certification when applying for a building permit. The County wanted to be sure permits were being issued on legal lots of record. It was found that several permits had been issued on illegal tracts in the past. One option considered by the County in the past was to exempt 5 acre parcels. These parcels may have been divided in the 1970's but no building took place before the properties were sold, in some cases several times. Mr. Hough said that what needs to be established is, if lots meet standard short plat requirements on illegally subdivided property, by what process may building permits be issued. Mr. Hough suggested a possible process. It was proposed that short plats be allowed that include a legal description of the original parcel (prior to the illegal segregation) and description of the proposed lot. All other requirements of SCC 14.08 would relate to the lot that the applicant is attempting to legalize. The short plat would identify the remaining parcel as illegally created with the following language:

This short subdivision is for the purpose of rectifying an illegal segregation in accordance with SCC 14.08 and RCW 58.17. Approval of the short subdivision will only remedy the status of Lot 1. The remainder of the parent parcel remains as an illegally created lot or lots.

This accomplishes two things: it identifies the property of the current owner, and designates that there is an existing problem with the property alerting a potential buyer.

Chairman Hart felt that the proposed process was fair and appropriate, Commissioner Wolden agreed.

- 3) Code Enforcement Report.

The Code Enforcement Report was presented to the Board.

4) Miscellaneous.

No miscellaneous items were presented at this time.

ADJOURNMENT

Commissioner Wolden motioned to adjourn the proceedings, Commissioner Hart, seconded the motion, which carried and was so ordered.

BOARD OF COMMISSIONERS
SKAGIT COUNTY




Robert Hart, Chairman



Harvey Wolden, Commissioner

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ATTEST:



Connie Carter, Clerk of the Board

