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200411050111
Skagit County Auditor

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PLANNING & PERMIT CENTER

LOT of RECORD CERTIFICATION

DATE STAMP

200 WEST WASHINGTON STREET - MOUNT VERNON, WA 98273 - (360) 336-9410

Lot Certification File Number: PL 04 - 0455

Applicant Name: William White

Grantee/Property Owner's Name: Same

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

350430-4-002-0108 P# 38122

350430-4-002-0009 P# 38121

350430-4-007-0004 P# 38126

Ag - ORL
See attached legal description and map for certified lot of record boundaries. (55.4 AC)

X *IS*, a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210.

 IS, a substandard lot of record subject to SCC 14.16.850(4) Development of Lots of Record.

 IS NOT, a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 10/1/2004

Authorized Signature: Grace Roeder
Associate Planner



PLANNING AND PERMIT CENTER

LOUIS J. HAFF, PE, INTERIM DIRECTOR

GARY R. CHRISTENSEN, AICP
Administrative Official &
Assistant Director of Planning

KENDRA SMITH, ASLA, AICP
Assistant Director
Community Development

BILL DOWE, CBO
Building Official
Permit Center

October 1, 2004

Mr. & Mrs. William White
10629 Chuckanut Drive
Burlington, WA 98233

RE: Lot of Record Certification PL04-0654 & -0655

Dear Mr. & Mrs. White:

This office has completed review of the above noted applications and based on the information provided it has been determined that there are two Lots of Record. They are as follow:

PL04-0654:

This Lot of Record is comprised of Parcels: P38117, 38093 and 38123. This parcel is approximately 26.7 acres and has the existing residence.

PL04-0655:

This Lot of Record is comprised of Parcels: 38122, 38121, and 38126. This parcel is approximately 55.4 acres and is currently vacant.

The current zoning for this area is Agricultural-Natural Resource Land, which has a 40 acre minimum lot size. Due to the total land area approved under Lot of Record Certification PL04-0654 being less than 40 acres (26.7 acres), this parcel is considered substandard to the zoning. If development were proposed for either one of the parcels, it would first be necessary to aggregate or combine these parcels through the Boundary Line Adjustment procedure.

In January 2002, Skagit County adopted R20020037, an Interim Ordinance restoring and modifying slightly the lot aggregation provisions of former SCC 14.04.190(5) that applied to substandard lots of record. Section 1 of this Resolution clarifies how the aggregation provisions are to be applied. This Interim Ordinance was most recently renewed September 21, 2004, Ordinance # O20040016. It appears that this Resolution would apply to these parcels due to contiguous substandard lots being in common ownership.



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It should also be noted that Skagit County has been and still is in the process of attempting to resolve the Growth Management compliance issue. At this time, a target date has not been set for completion. Please feel free to contact this office in the future in regard to your particular situation.

Enclosed please find signed Lot of Record Certifications for each of the lots of record. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Permit Center



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