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200604050088
Skagit County Auditor

4/5/2006 Page 1 of 5 1:37PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0324

Applicant Name: David Welsh

Property Owner Name: same

The Department hereby finds that Lot 17 of Sound View Addition to Similk Beach # 2 recorded Volume 5, page 5, November 12, 1930.

Parcel Number(s): P69366; 4005-2-020-0005; LOT 17 ONLY

1. CONVEYANCE

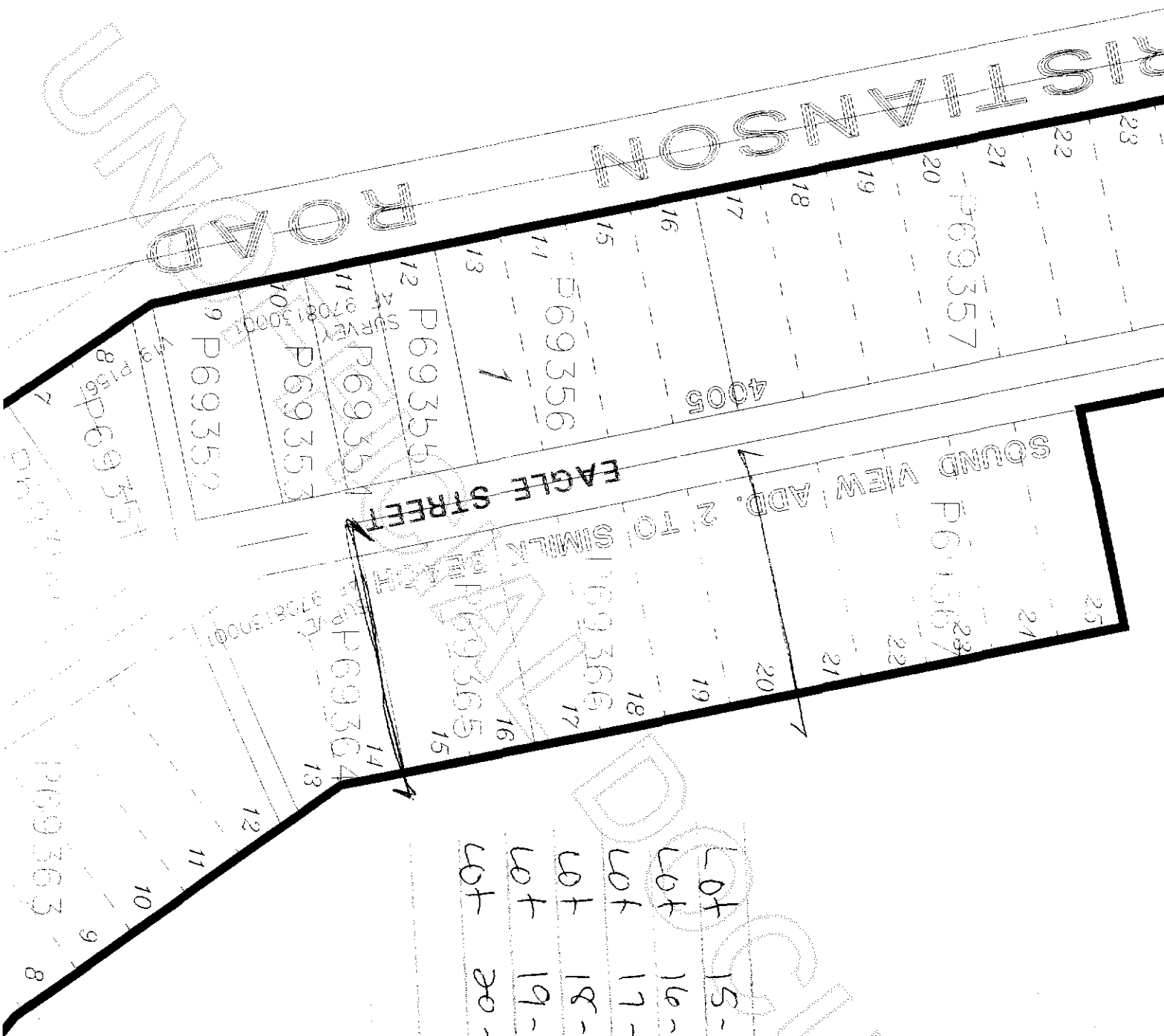
- ☒ **IS A** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

- ☐ **IS/ARE**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.
- ☐ **IS/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.
- ☒ **IS NOT** the minimum lot size required for the Rural Intermediate/LAMIRD _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Joe Roeder
See Attached Map

Date: 4/3/2006



15- 1/c PLOb-0082
 16- 4c PLOb-0323
 17- 4c PLOb-0324
 18- 4c PLOb-0325
 19- 4c PLOb-0326
 20- 4c PLOb-0327



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

April 3, 2006

David Welsh
13323 Eagle St.
Anacortes, WA 98221

RE: Parcel P69365:
Lot Certification PL06-0082, Lot 15 only
Lot Certification PL06-0323, Lot 16 only

Parcel P69366:
Lot Certification PL06-0324, Lot 17 only
Lot Certification PL06-0325, Lot 18 only
Lot Certification PL06-0326, Lot 19 only
Lot Certification PL06-0327, Lot 20 only

Dear Mr. & Mrs. Welsh:

Thank you for your patience during the lengthy review of the above noted Lot Certifications. As you are aware, there have been a number of changes in regard to the LAMIRD, as well as amendments to the Zoning Code in regard to review of Lot Certification as it applies to development. Lot Certification is now a two-stage review: the first review answers the question: is the parcel a "lot of record"; the second question is: is there a "development right".

In reviewing the Lot Certification Application PL06-0082 referencing Parcel Numbers P69366 and 69365, that in each respective legal description references Lots 15, 16, 17, 18, 19 and 20 of Sound View Addition to Similk Beach in some combination, the following determinations have been made:

Skagit County Code recognizes each individual lot, 15, 16, 17, 18, 19 and 20 as a "Lot of Record", due to being part of the "Sound View Addition to Similk Beach" Plat. The zoning of the Similk Beach area is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. It also appears that all of the lots in question are located within the area that is/was recognized as part of the adopted "Limited Area of More Intense Rural Development" (LAMIRD), pursuant to

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200604050088
Skagit County Auditor
4/5/2006 Page

3 of

5 1:37PM

Mr. & Mrs. David Welsh
April 3, 2006
Page Two

Skagit County Code 14.16.920. The minimum lot size for the LAMIRD is/was 12,500 sq. ft.

With sewer construction not within the foreseeable future, Skagit County has opted to consider the same dimensional area for on-site sewage disposal as would have been allowed under the proposed LAMIRD, which is/was a minimum of 12,500 sq. ft., with the actual size being dependent upon soils and the design of an on-site sewage disposal system. Thus, in this situation, it would require that the minimum lot size of 12,500 sq. ft. be verified in whatever combination of lots is necessary to form a single unit of property in order to allow the installation of one on-site sewage disposal system for one single family residence.

The Boundary Line Adjustment is the required process to accomplish the combining of lots to form a single parcel to comply with the minimum lot size. The "legal description" in this instance is the calculations necessary to comply with 12,500 sq. ft. These calculations need to be completed by either a licensed land surveyor or title officer.

The storage building located on P69366 does not offer any relief from considering Lots 15 and 16 as part of the total number of lots under review.

Enclosed please find the originals of all information submitted to this office for review; a copy of unrecorded Lot Certifications for each referenced Lot; a copy of the Amendments to the Zoning Code in regard to Lot Certification and a Boundary Line Adjustment Application. The original Lot Certifications have been forwarded to the Skagit County Auditor for recording. When the originals are received by this office from the Auditor, those originals and invoices for recording will be forwarded to you.



200604050088
Skagit County Auditor

Mr. & Mrs. David Welsh
April 3, 2006
Page Three

When a Boundary Line Adjustment for combining lots to form a single unit is approved, a new Lot Certification(s) will be completed and recorded.

I hope this answers your questions, however, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosure
Cc: Corinne Story
Skagit County Health Dept.



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Skagit County Auditor