

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 05-0885

Applicant Name: Annabelle Jorgensen

Property Owner Name: Jorgensen Trust

The Department hereby finds that Lot 66 of Lake Cavanaugh Division # 3 recorded on June 9, 1948, in Volume 6, Pages 25 - 31

Parcel Number(s): Ptn of P 66836, 3939-001-067-0008

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.

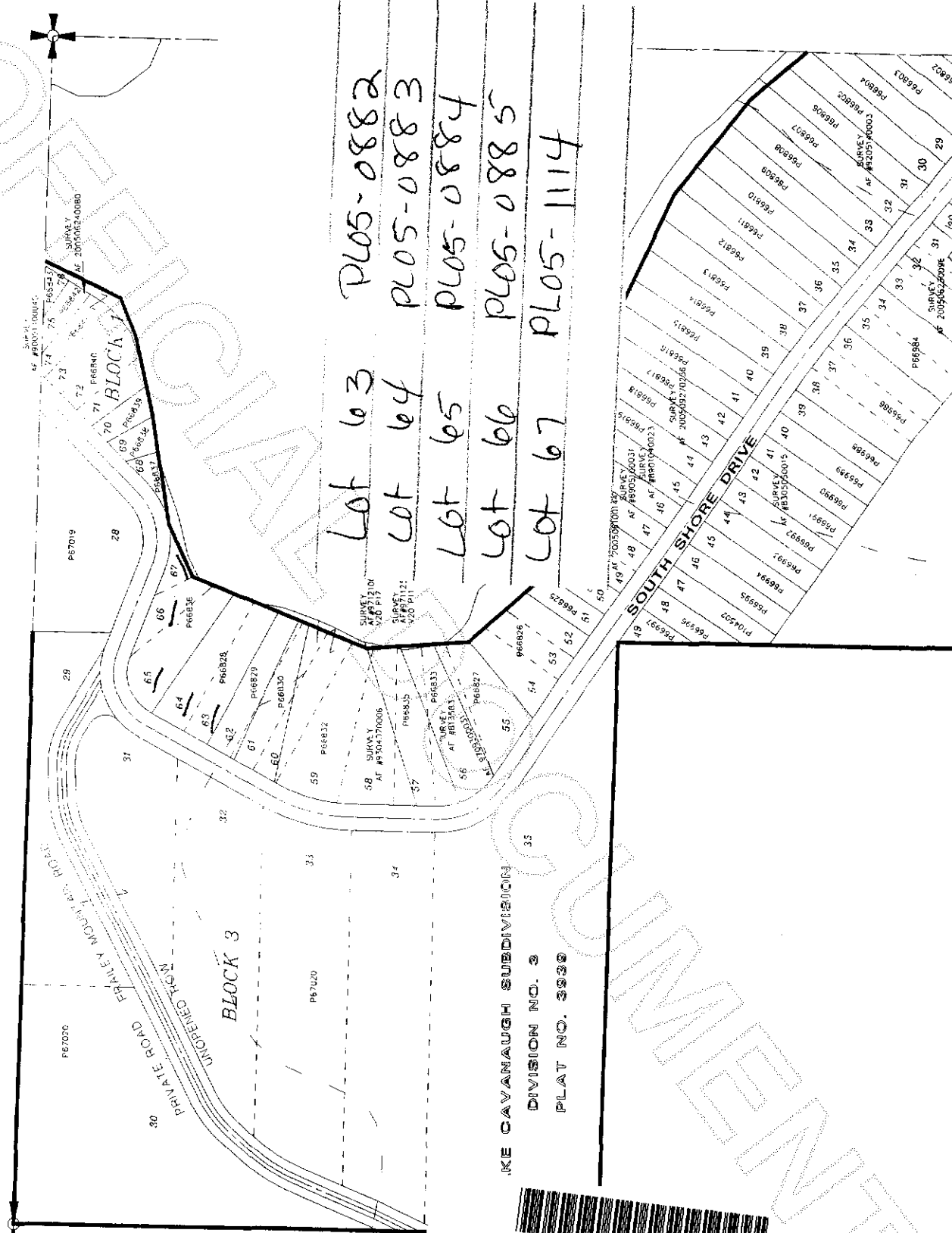
IS NOT the minimum lot size required for the Rural Village Residential _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits. See attached letter dated June 5, 2006.

Authorized Signature: Goed Roede

Date: 6/5/2006

See Attached Map

UNOFFICIAL DOCUMENT



Lot 63 PLO5-0882
 Lot 64 PLO5-0883
 Lot 65 PLO5-0884
 Lot 66 PLO5-0885
 Lot 67 PLO5-1114

KE CAVANAUGH SUBDIVISION
 DIVISION NO. 3
 PLAT NO. 3529



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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

June 5, 2006

Richard Wagner
24511 garden Court N.
Renton, WA 98056

RE: Lot of Record Certifications, Jorgensen Trust

PL05-0882, Lot 63
PL05-0883, Lot 64
PL05-0884, Lot 65
PL05-0885, Lot 66 and 67

Dear Mr. Wagner:

Thank you very much for your patience during this lengthy review. The following is a determination regarding the above noted applications:

The subject property is currently zoned Rural Village Residential. The Rural Village Residential designation has a minimum lot size of one acre with **public water** and onsite sewage disposal or 2.5 acres with on-site sewage disposal and private water (well). Each lot, individually, is substandard to the Rural Village Residential zoning designation.

Each of Lots 63 through 67 is recognized as an individual Lot of Record, due to being a platted lot within the Plat of Lake Cavanaugh. The Plat of Lake Cavanaugh was recorded in 1948.

It is indicated in the Skagit County Assessor's Database that there is one residence located Lots 65-67, identified as Parcel P66836.

The following Skagit Code Section applies:



Skagit County Code (SCC) 14.06.045(1)(b) Development:

. . . . To be considered for development permits, the Lot of Record must either meet the minimum lot size requirements of the zoning district in which it is located, or if the Lot of Record does not meet the minimum lot size requirements of the zoning district in which it is located (a "substandard a lot of Record"), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It appears in reviewing SCC 14.16.850(4)(c), that each lot, or combination of lots, would not comply with any of the noted exemptions.

In addition, Skagit Code Section 14.16.840(4)(a) also applies:

. . . . Lots of Record that do not meet the minimum lot size requirements of the zoning district in which they are located (hereafter "substandard Lots of Record") shall only be considered for development permits if they meet one or more of the exemptions described in (c) below.

- (i) An owner of contiguous, substandard lots may choose to aggregate (combine) the lots in order to meet these requirements, provided that aggregation of lots shall meet the requirements of and be recorded as a Boundary Line Adjustment.
- (ii) (Relates to fee requirements)
- (iii) If an owner of contiguous substandard lots chooses to aggregate the lots pursuant to this subsection in order to meet these requirements and the resulting aggregated lot still does not meet the zoning minimum lot size, the lot must meet an exemption in subsection (c) below, or apply for and receive a Reasonable Use exception pursuant to subsection (f) below to be considered for development permits.

Thus, the determination at this time is:

- 1) Each of Lots 63 through 67 is considered a "Lot of Record"



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- 2) In order to be considered for development, it would be necessary to combine all of the lots into a single unit.
- 3) There is already an existing residence located on the total property; therefore the residential development right has been utilized.

During review of the Lot Certification Applications, it has been noted that the existing residence is approximately 800 sq. ft. Due to the size of the structure, it may be possible to have this structure considered an Accessory Dwelling Unit, allowing construction of a "primary dwelling unit" at a minimum of 1,600 sq. ft.

Enclosed please find unrecorded copies of the Lot Certifications; a copy of the referenced Skagit Code Sections; and a copy of the hand-out for Accessory Dwelling Unit/Primary Dwelling Unit. The originals of the Lot Certifications have been forwarded to the Skagit County Auditor for recording. At such time as the recorded originals are received by this office, the originals and invoices for recording will be forwarded.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Community Development

Gr
Enclosures
Cc: Annabelle Jorgensen
2411 Garden Court
Renton, WA 98056



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