

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: PL06-0701

Applicant Name: Carl Rogers

Property Owner Name: same

The Department hereby finds that Lot 120 of First Addition to Big Lake Waterfront Tracts recorded in Volume 4, page 15, October 13, 1913

Parcel Number: P62140, Lot 120 only; 3863-000-120-0005

**1. CONVEYANCE**

**IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS/ARE** 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.

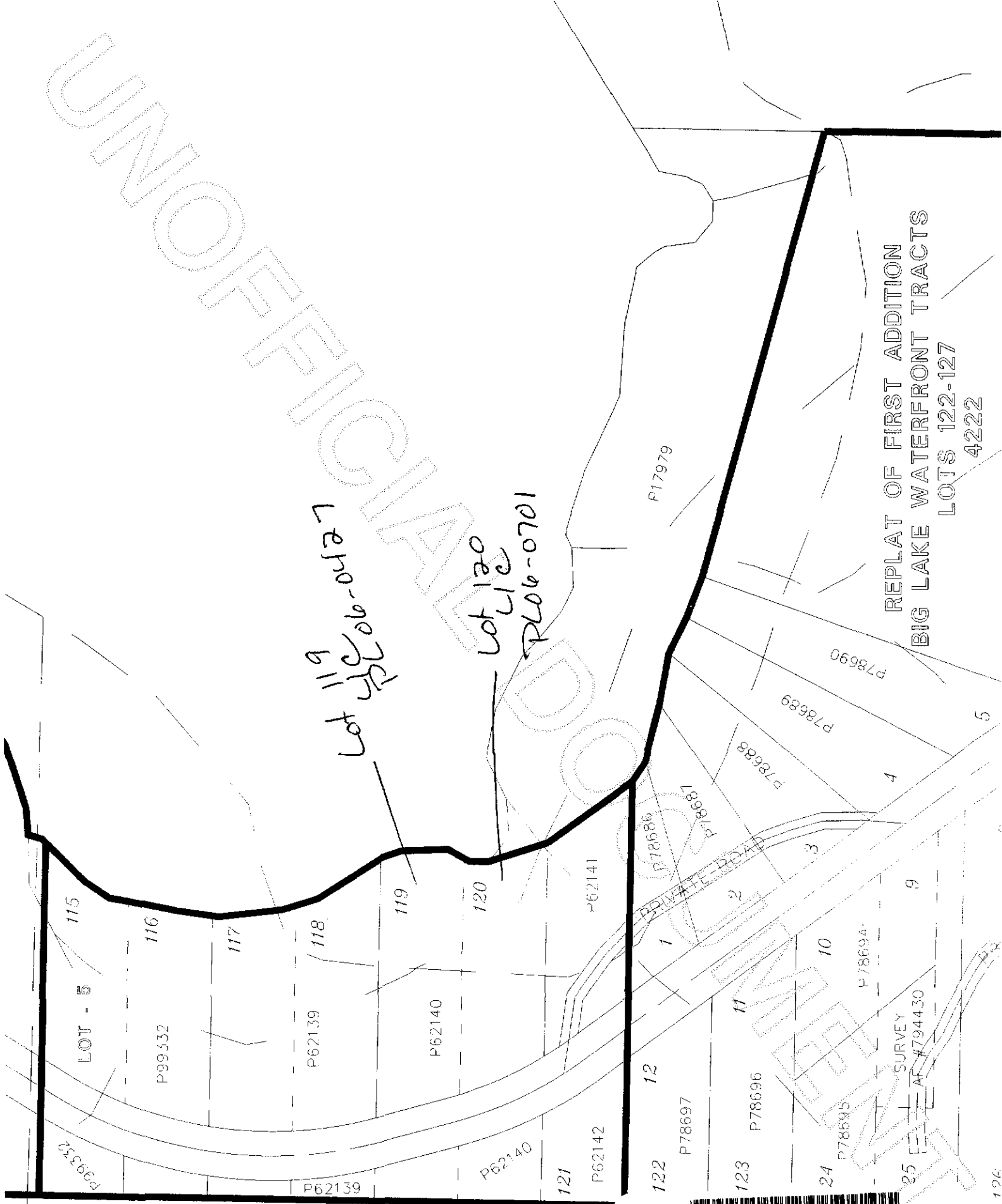
**IS/ARE NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) \_\_\_\_\_ and therefore **IS/ARE** eligible to be considered for development permits.

**IS NOT** the minimum lot size, *individually*, 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.

Authorized Signature: *How Radden*  
See Attached Map

Date: 7/29/2006

UNOFFICIAL



Lot 119  
P62139-0127

Lot 120  
P62140-0701

REPLAT OF FIRST ADDITION  
BIG LAKE WATERFRONT TRACTS  
LOTS 122-127  
4222



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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

July 27, 2006

Mr. & Mrs. Carl Rogers  
233 76<sup>th</sup> Place SW  
Everett, Wa 98203

RE: Lot of Record Certification PL06-0427,  
P62140, Lot 119 only

Lot of Record Certification PL06-0701  
P62140, Lot 120 only

Dear Mr. & Mrs. Rogers:

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 east of West Big Lake Blvd. and Rural Reserve west of West Big Lake Blvd. 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 private water (well). The Rural Reserve designation has a minimum lot size of ten (10) acres.

Each lot, individually or combined is substandard to both the Rural Village Residential and Rural Reserve zoning designations.

Each of Lots 119 and 120 is recognized as an individual Lot of Record, due to being a platted lot within the Plat of First Addition to Big Lake Waterfront Tracts. The Plat of First Addition to Big Lake Waterfront Tracts was recorded in 1913.

In May 2005, Skagit County amended the Zoning Ordinance in regard to Lot Certification. Lot Certification became a two-stage review. The first stage is the consideration as to whether the lot in question is a "lot of record". The second stage is consideration as to "development" in relation to the required minimum lot size.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phone

*"Helping You Plan and Build Better"*



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As noted, each of the lots is recognized as a "lot of record", however due to each lot being substandard to each of the zoning designations, allowable development would be subject to the following:

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:



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- 1) Each of Lots 119 and 120 is considered a "Lot of Record"
- 2) In order to be considered for development, it would be necessary to combine both lots into a single unit.
- 3) It appears that if Lots 119 and 120 were combined for a single unit, the total size would be approximately 1.6 acres. If public water is available, the total unit would be eligible for one residential development right.

If public water is not available and a well would need to be installed, it will be necessary to apply for and receive a Reasonable Use Exemption prior to residential development.

Enclosed please find unrecorded copies of the Lot Certifications; a copy of the referenced Skagit Code Sections. 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



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