

Return Name & Address:



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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-1165

Applicant Name: _ David Olson

Property Owner Name: same

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): _16789, 16790; 330418-0-037-0004, 330418-0-038-0003; Ptn of the SW ¼, Sec. 18, Twp. 33, Rge 4. As one parcel.

Lot Size: _approximately 31 acres

1. CONVEYANCE

- IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.
- IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

2. DEVELOPMENT

IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

- IS NOT**, the minimum lot size required for the _Agricultural Natural Resource Land zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits.

IS NOT, the minimum lot size required for the _____ 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 certain development permits.

Authorized Signature:

Howe Roder

Date: _2/6/2007_

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

February 6, 2007

Dave Olson
18385 Torset Road
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL06-0981, Parcels P16793 and 16792

PL06-1164, Parcel P16778

PL06-1165, Parcels P16790 and 16789

PL06-1166, Parcel P16814

PI06-1167, Parcel P16763

Dear Mr. Olson:

Thank you for your patience during the lengthy review of the above Lot of Record Certifications. The determination for a Lot of Record is based on review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document, including all contiguous property ownership; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description. Thus, due to contiguous property ownership, four additional Lots of Record have been identified.

This office has completed review of the above noted application and based on information submitted the following determinations have been made:



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Lot of Record Certification PL06-0981, Parcels P16793 and 16792:

Lot Certification PL06-0981 is comprised of Parcels P16793 and 16792 as a single unit. This determination is based on review of legal descriptions of property as conveyed. The subject property is a total of approximately 11 acres and is currently vacant. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 11 acres this Lot of Record is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance in 2005, this Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL06-1164, PL06-1165, PL06-1166 and/or PL06-1167. However individually, this Lot of Record is not eligible for residential development.

Lot of Record PL06-1164, Parcel P16778 (new):

Lot Certification PL06-1164 is comprised of Parcel P16778. This determination is based on review of legal descriptions of property as conveyed. The subject property is approximately 4 acres in size and is currently vacant. Based on information submitted Parcel P16778 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Again, based on the Lot Certification amendments to the Zoning Ordinance in 2005, this Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL06-0981, PL06-1165, PL06-1166 and/or PL06-1167. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL06-1165, Parcels P16789 and 16790 (new):

Lot Certification PL06-1165 is comprised of Parcels P16789 and 16790 as a single unit. The subject property is approximately 31 acres in size, with an existing residence. Based on information submitted the subject property would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Parcels P16789 and 16790, as a single unit, at approximately 31 acres is considered substandard to the zoning designation. However, due to the existing residence, this Lot of Record has additional considerations. Again, however, this parcel may be conveyed individually or in combination with the other above noted Lots of Record.



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Lot of Record Certification PL06-1166, Parcels P16814 (new):

Lot Certification PL06-1166 is comprised of Parcel P16814 This determination is based on review of legal descriptions of property as conveyed. The subject property is approximately 32 acres in size and is currently vacant. Based on information submitted Parcel P16814 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Again, based on the Lot Certification amendments to the Zoning Ordinance in 2005, this Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL06-0981, PL06-1164, PL06-1165 and/or PL06-1167. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL06-1167, Parcels P16763 (new):

Lot Certification PL06-1167 is comprised of Parcel P16763. This determination is based on review of legal descriptions of property as conveyed. The subject property is approximately 6 acres in size, with an existing residence. Due to the existing residence, this Lot of Record has additional considerations. This parcel may also be conveyed individually or in combination with the other above noted Lots of Record.

In order for an individual parcel in the Agricultural-Natural Resource Land designation to be eligible for residential development, it must either have been designated a Lot of Record prior to May 20, 2005 or be a minimum of 40 acres.

In reviewing all of the above information, the situation is that there are a total of approximately 84 acres and two residences on the total acreage. Thus, based on the current zoning regulations, at one house per 40 acres, the residential development ability has been exhausted.



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Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL06-0981, PL06-1164, PL06-1165, PL06-1166 and PL06-1167. The original Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, the originals and invoices for recording fees for the four new Lot Certifications will be forwarded. Also enclosed is a copy of the referenced Lot of Record Certification amendments to the Skagit County Code, adopted May 2005.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures



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