



200802040163
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0953

Applicant Name: __Russell Dralle, Co-PR for Earl & Janette Dralle Estates

Property Owner Name: Estate of Earl Dralle and Janette Dralle

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

P#(s): _22544; 340324-3-030-0003; within a Ptn of the SW ¼ of the NE ¼ of Sec. 24, Twp. 34, Rge 3

Lot Size: _approximately 1.3 acres

1. CONVEYANCE

X **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.

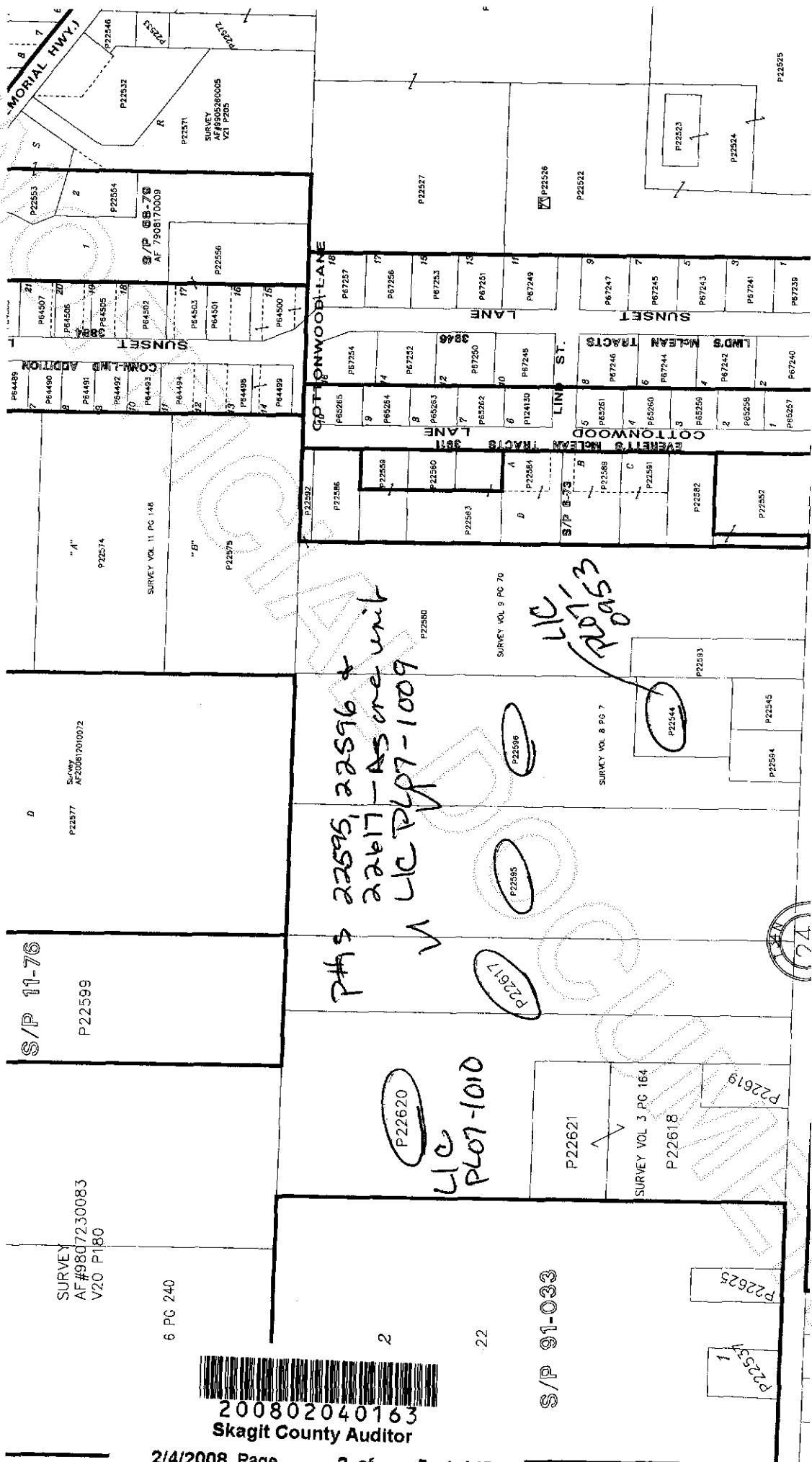
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore IS eligible to be considered for development permits.

X **IS NOT**, the minimum lot size required for the _ Agricultural-Natural Resource Land 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 Roden

Date: _2/4/2008

See attached map for Lot of Record boundaries.



SURVEY
AF #9807230083
V20 P180

6 PG 240

S/P 11-76
P22599

P22577
Survey
AF 200612010012

"A"
P22574
SURVEY VOL 11 PG 148

"B"
P22575

P#s 22595, 22596 &
22617 - AS one unit
LIC PLOT 1009

P22620
LIC
PLOT 1010

SURVEY VOL 9 PG 70
LIC
PLOT 1013

SURVEY VOL 8 PG 7

S/P 91-033

P22621

SURVEY VOL 3 PG 164
P22618

P22619

P22625

P22571

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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

February 4, 2008

Brian Clark, Attorney at Law
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

RE: Lot of Record Certifications for the Earl Dralle Estate

PL07-0953, Parcel P22544

PL07-1009, Parcels P22617, 22595, 22596 as one unit

PL07-1010, Parcel P22620

Dear Mr. Clark:

Thank you for your patience during the lengthy review of the above noted Lot Certifications. The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; 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.

This office has completed review of the Lot Certification Applications and based on information submitted the following determinations have been made:

Lot of Record Certification PL07-0953, Parcel P22544:

Lot Certification PL07-0953 is comprised of Parcel P22544. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 1.3 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 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

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located (a "Substandard Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL07-1009. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL07-1009, Parcels P22617, 22595, 22596 as a total unit:

Lot Certification PL07-1009 is comprised of the legal descriptions associated with Parcels P22617, 22595 and 22596 as a total unit. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 22.8 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 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 Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL07-0953 and/or PL07-1010. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL07-1010, Parcel P22620:

Lot Certification PL07-1010 is comprised of Parcel P22620. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 9.9 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 14.06.045(1)(b) Development:



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...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 Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL07-1009. However individually, this Lot of Record is not eligible for residential development.

In summary, none of the parcels either individually or combined as a single 34 acre are eligible for residential development. However, any of the Lots of Record or combinations, are eligible for agricultural types of non-residential development. Enclosed please find a copy of the Lot Certification regulations and Skagit County Code 14.16.400, Agricultural-Natural Resource Land.

Enclosed please find a copy of the unrecorded Lot of Record for PL07-0953, -1009, and -1010. All of 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 additional applications and recording fees will be forwarded.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services



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