



202604170069

04/17/2026 03:04 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LEGAL LOT CERTIFICATION**

File Number: PLAN1-2026-0009

Applicant Name: Tyler Wilson

Property Owner Name: Stuart J and Kimberly A Elder

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P105355 / 330408-2-007-0100

Lot Size: 0.96 acres Description: Lot B of Skagit County S/P 101-78, NW NW Section 8,

Township 33 N, Range 4 East, W.M. As reflected by Boundary Line Adjustment PL08-0390 AF  
#200807020009

**1. CONVEYANCE**

*IS* a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 and therefore *IS* eligible for conveyance.

**2. DEVELOPMENT**

*IS NOT* the minimum lot size required for the Agricultural - Natural Resource Lands (Ag-NRL) zoning district in which the lot is located but does meet an exemption listed in SCC 14.70.060(3) and therefore *IS* eligible to be considered for development permits.

Jeanne Aungst

Digitally signed by Joanne Aungst  
Location: Skagit County Planning  
and Development Services  
Contact info:  
jaungst@co.skagit.wa.us  
Date: 2026.04.02 11:10:29 -0700

Authorized Signature: \_\_\_\_\_ Date: 04/02/2026

A Type 1 decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Department within 14 days of the date of decision per SCC 14.06.410(3).

See attached map for Lot of Record boundaries.

