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05/22/2026 09:42 AM 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: BLDR-2026-0119

Property Owner Name: John C Matterand Jr and Sylvia L Matterand

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P24586 / 340412-0-033-0003

Lot Size: 8.03 acres Description: Ptn SE 1/4 of the NW 1/4, Section 12, Township 34 N, Range 4 E, W.M.

**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 Rural Reserve (RRv) zoning district in which the lot is located but does meet an exemption listed in SCC 14.70.060(5) and therefore IS eligible to be considered for development permits.

Jeanne Aungst

Digitally signed by Jeanne Aungst  
Location: Skagit County Planning  
and Development Services  
Contact Info:  
jaungst@co.skagit.wa.us  
Date: 2026.08.04 08:31:50-0700

Authorized Signature: \_\_\_\_\_

Date: 06.04.2026

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.

