Exhibit "17"

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AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
743665	SVH-743665 PLAN3-202	05/14/26	05/14/26	2	$269.00

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Discount: **$0.00**
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AD# 743665

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS For Wilbur Ellis Co., LLC. File # PLAN3-2026-0004

Notice is hereby given that on February 5, 2026, Tammy Zempel, of Sound Development Group, on behalf of Wilbur Ellis Co., LLC, submitted a Hearing Examiner Special Use Permit application (PLAN3-2026-0004) and State Environmental Policy Act (SEPA) checklist (PLAN2-2026-0003) for the expansion of the existing agricultural support service business previously approved with Special Use Permit PL14-0433. The project includes construction of a new liquid tank farm consisting of a concrete containment (approximately 70' x 111' in size) with concrete containment load pads along the north and east sides, 20' in width, 24 storage tanks ranging from 30,000 gallons to 6,000 gallons, with 13 being constructed at the time of permit issuance, an 8' x 11' equipment shed, and tote racks. In addition, approximately 1,000 cubic yards will be excavated to prepare for the concrete pads and gravel subgrade, and 1,125 cubic yards of finish material to be imported. The proposed project is located within the Agricultural–Natural Resource Lands (AG–NRL) and Rural Reserve (RRv) zoning/ comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended. The application was determined complete on May 5, 2026.

Project Location: The project is located at 13586 Bay View Edison Rd, Mount Vernon, WA 98273,

within the southeast quarter and the northeast quarter of Section 7, Township 34N, Range 03 E W.M., situated within Skagit County, Washington (P21188 and P21190).

Public Comment Period: Written comments must be received no later than **4:30 PM on May 29, 2026**. Email correspondence will not be accepted. However, comments may be submitted via the PDS website under the "recent legal notices" tab. (www.skagitcounty.net/pdscomments).

Required Project Permits/Approvals: The following permits/approvals may be required in addition to the above: Building Permit, Flood Permit and Land Disturbance Activity Permit.

SEPA Review: Based on the submitted application and available information, the County anticipates issuing a MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, **this may be the only opportunity to comment on the environmental impacts of this proposal**. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: A Special Use Permit application, Environmental checklist, site plan and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request.

Public Hearing(s): A public hearing before the Skagit County Hearing Examiner will be scheduled in the future in the Board of County Commissioners Hearing Room located at 1800 Continental Place, Mount Vernon, Washington, for the purpose of determining whether the Hearing Examiner should approve, modify and approve or deny the application as soon as all reviews are completed. Public notification of the hearing will be made consistent with Skagit County Code 14.06.150(3).

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the Skagit County Planning & Development Services Department at the address listed below. Any person desiring to express his or her views or the be notified of the action taken on this application should be in writing within the fifteen (15) day comment period. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the Skagit County Planning & Development Services Department located at 1800 Continental Place, Mount Vernon, WA 98273. A decision on this application will be made within 170 days from the date of completeness.

For Project Information: Jeanne Aungst, Associate Planner; Phone: (360) 416-1348; Email: jaungst@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273.

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