SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DECISION
For
Special Use Permit (SUP)

File # **PLAN3-2026-0004**

On November 08, 2026, the Skagit County Hearing Examiner, with conditions, has approved Type 3 Special Use Permit (SUP) PLAN3-2026-0004 filed by Tammy Zempel of Sound Development Group, on behalf of Wilbur Ellis Co., LLC.

This approval will allow the expansion of the existing Wilbur Ellis Company agricultural support service tank farm.

The subject property is located at 13586 Bayview Edison Rd, Mount Vernon, WA 98273, within a portion of Portion of Tract 2 S/P #33-87 recorded under AF #87103000035 being a portion of Government Lot 11, Section 11, Township 34 N, Range 3 E, W.M., situated within Skagit County, Washington (P21188 & P21190).

Applicant: Tammy Zempel of Sound Development Group, on behalf of Wilbur Ellis Co., LLC.

Pursuant to Skagit County Code 14.06.390, the Notice of Decision shall be forwarded to parties of record, the applicant and other applicable parties of interest.

The applicant and/or a party of record may appeal the decision to the Hearing Examiner pursuant to the provisions of Section 14.06.410. Standing to bring an appeal shall be limited to aggrieved parties. Parties withstanding to appeal must submit the appeal form and appeal fees to the Planning and Development Services Department within 14 calendar days of the date of the Decision.

Affected property owners may request a change in valuation from the County Assessor for property tax purposes notwithstanding any program of revaluation.

Jeanne Aungst, Associate Planner
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