

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF  
DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS**

For  
Wolfe & Wolfe LLC.  
File # **PLAN3-2026-0005**

Notice is hereby given that on March 19, 2026, Jordan Peterson, of Pacific Outdoor Advertising, on behalf of Wolfe & Wolfe LLC. submitted a Hearing Examiner Special Use Permit application (PLAN3-2026-0005) together with State Environmental Policy Act (SEPA) checklist. The proposal is for the installation of a 10-foot by 30-foot single-pole static billboard with a maximum sign area of 300 square feet and a maximum height of 40 feet. The proposed project is located within the Natural Resource Industrial (NRI) 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 June 23, 2026.

**Project Location:** The project is located at 13576 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 (P21185).

**Public Comment Period:** Written comments must be received no later than **4:30 PM on July 17, 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](http://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 to 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:** Deepti Khanna, Associate Planner; Phone:(360) 416-1397; Email: [dkhanna@co.skagit.wa.us](mailto:dkhanna@co.skagit.wa.us); Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273.

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, Water Resources, Public Health, WSDF&W, Skagit River Systems Coop, DAHP, Upper Skagit Indian Tribe, Samish Indian Nation, Lummi Nation, Swinomish Tribe, PUD, Cascade Natural Gas, BP Olympic, WSDOT, Army Corp, Skagit Dike District 12, Drainage District 19, Contact, Applicant.

**Date Transmitted to Skagit Valley Herald: June 30, 2026**

**Date Published in Skagit Valley Herald: July 02, 2026**