

# Land Use Process: *Skagit County Jail Project*

## BACKGROUND

Skagit County has applied to change the land use designations at two different sites in Mount Vernon to potentially locate a new 400 bed jail and associated support facilities. The County anticipates this new facility (that they are calling their "Skagit County Community Justice Center") will initially have 400 beds and will be 100,000± s.f. in size; however, the County is planning for future growth of this facility of up to 800± beds and 165,000± s.f.

Before the land use designation process can be initiated the State Environmental Policy Act (SEPA) process must be completed.

## MOUNT VERNON SITES

The two sites that the County has chosen as possible locations for a new jail facility in Mount Vernon are both located on commercially zoned land.

The first step that the County needs to take before they can develop a new jail on either of these sites is to have their land use designation changed to reflect the new use of a site. In the case of a jail facility this means that the land use designation would be changed to "Public". If and when the land use designation is changed the County would also need to comply with the City's 'Essential Public Facilities' code (which is a separate process from the land use designation changes).

- The first site under consideration is commonly called the 'Alf Christenson' site because it is the historic Alf Christenson seed processing location. This approximate 9.5-acre site is bound by Kincaid Street to the north, I-5 to the east, Section Street to the south, and the railroad tracks to the west.
- The second site is commonly called the 'Truck City' site, also due to its location, partly on the Truck City property. This approximate 18-acre site is bound by Old Highway 99 to the west, I-5 to the east, with McFarland Lane offsite to the north of the site, and Suzanne Lane to the south.

## PUBLIC PROCESS

Although the County has already submitted applications to change the land use designations of one of two sites that are under consideration the SEPA process will be completed before the land use designation process can continue.

Following both the SEPA and land use designation change processes the County will also be completing the Essential Public Facilities process through the City as well.

Please note that to be able to speak at the final hearing before the City Council for the land use designation changes you must become a 'party of record' by commenting in writing before, or speaking at, the Planning Commission's hearing(s).

PROCESS FOR LAND USE DESIGNATION CHANGES

