

Land Use Process: *State Environmental Policy Act*

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") to be approximately 90,000 square feet in size.

- 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.

Before the land use designation process or the Essential Public Facilities processes can be initiated the State Environmental Policy Act (SEPA) process must be completed.

SEPA PROCESS

The County and City will be co-leads in the SEPA process. A Determination of Significance (DS) and Scoping Notice will be issued that will begin the Environmental Impact Statement (EIS) process.

A Scoping public hearing will be held and public comments will be accepted on the scope of the EIS, which is what elements of the environment will be studied. After comments on the scoping have been received, the environmental analysis will begin. Once this analysis has been completed a Draft EIS (DEIS) will be issued and there will be another public hearing where comments will be taken.

Following the DEIS public hearing the Final EIS (FEIS) will be issued that addresses the concerns and comments that were submitted through the EIS process.

PUBLIC PROCESS

Following the completion of the SEPA process the County will also complete the Comprehensive Plan amendment and associated rezone process that will Re-designate one of the two sites as 'Public'. After one of the sites is formally designated as Public the County will also complete the Essential Public Facilities process through the City.

Both the land use designation change and EPF processes will also have public comment opportunities.

