City of MOUNT VERNON
COMMUNITY & ECONOMIC DEVELOPMENT

NOTICE OF APPLICATION & HEARING NOTICE

DATE: February 24, 2014

APPLICATION NAME/NUMBER: Truck City Proposed Jail Site, LU13-012

PROJECT DESCRIPTION: Proposed is a non-project action to change the land use designations of property that is described and illustrated below (hereinafter called the 'subject site'). The existing Comprehensive Plan and zoning designations of the subject are Commercial-Limited Industrial (C-L). The applicant, Skagit County, has requested that these designations be changed to a Comprehensive Plan designation of Government Center (GC) with an associated zoning of Public (P). The reason provided by the County for the requested designation change is for the potential siting of a new jail and 'required support facilities'. This project was originally included in the 2013 docket of Comprehensive Plan Amendment requests but has been carried over for processing with the 2014 requests.

Should the land use designation changes that are requested be approved by the City, the applicant will need to go through the City's Essential Public Facilities process.

Project specific environmental review for the subject property is underway. The Draft EIS was issued December 18, 2013. A public hearing on the Draft EIS was held January 9, 2014 and the comment period closed January 16, 2014. The Final EIS is being compiled and will be issued in the near future.

PROJECT LOCATION: The project site is bound by Old Highway 99 South to the west and industrial property to the east, industrial property to the north of the site, and Suzanne Lane to the south of the site. The Skagit County Assessor describes the subject site as parcels: P119262, P119263, P119265, P119267, and roughly half of P29546. All of the subject parcels are located within a portion of the NW ¼ of Section 32, Township 34 North, Range 04 East, W.M.

The site boundaries are generally depicted on the last page of this notice outlined in red:

APPLICANT/PROPONENT: Skagit County, Project Contact: Marc Estvold, 3302 Oakes Ave, Anacortes, WA 98221, (360) 770-3994.

OWNERS: Old 99 LLC (Bart and Patty Smith) for parcel P29546, the northernmost parcel.

COLCO LLC for parcels P119262, P119265, and P119267.

Thomas A. Little for parcel P119263.

PERMITS/REVIEW REQUESTED:	Comprehensive Plan Amendment with associated Rezone.
OTHER PERMITS THAT MAY BE REQUIRED:	None known for this land use designation change. However, should the applicant wish to proceed with siting a jail facility on the subject site the Essential Public Facilities Process, Fill & Grade, Building Permit, Floodplain Development Permit, Traffic Concurrency, & Utility and Right-of-Way Permits will all be required.
LAND USE:	The current Comprehensive Plan and zoning designations of the subject site are both Commercial-Limited Industrial (C-L).
PERMIT APPLICATION DATE:	January 29, 2013
NOTICE OF TECHNICALLY COMPLETE APPLICATION:	April 8, 2013
PUBLIC HEARINGS:	The Planning Commission will hold a public hearing to discuss the Comprehensive Plan Amendment request and associated rezone on Tuesday March 18, 2014. The Hearing will be held at 6:00 pm at the City of Mount Vernon Police and Court Campus located at 1805 Continental Place. The Planning Commission will make a recommendation to the City Council regarding the request. Within 60 days after receiving the Planning Commission recommendation, the City Council will conduct a Public Hearing to consider the proposal. Additional notices with information on the dates and times of the City Council hearing will be sent to all parties of record and those property owners located within 300 feet of the project site. To become a party of record contact the staff person listed below.
CONTACT PERSON FOR COMMENTS:	Marianne Manville-Ailles Community & Economic Development Department City of Mount Vernon 910 Cleveland Avenue Mount Vernon, WA 98273 (360) 336-6214 mma@sseconsultants.com

Written comments on this Notice of Application must be submitted to the Community & Economic Development Department no later than **March 18, 2014** (written comments will also be accepted at the public hearing)**.** Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal and requests for additional notification should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

The application and materials submitted by the applicant are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

ISSUED: February 24, 2014
PUBLISHED: February 27, 2014