



NOTICE OF APPLICATION & HEARING NOTICE

DATE: February 24, 2014

APPLICATION NAME/NUMBER: Alf Christianson Proposed Jail Site, LU13-014

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 designation of the subject site is Commercial-Industrial (CI); and the existing zoning of the subject site is General Commercial (C-2). 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. In addition, the City's downtown sub area plan will also need to be amended to reflect the revised designation and potential uses.

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 East Kincaid to the north, Interstate-5 to the east, East Section to its south and the Burlington Northern Santa Fe Railroad tracks to the west. The Skagit County Assessor describes the subject site as parcels: P121047, P26886, roughly half of P26788, P53373, P53374, P53375, P53376, P103224, P53377, P53378, P53379, P54113, P54114, P54115, P54120, P54122, P54117, P54119, P54118, and P54116 which are all located within a portion of the SW ¼ of Section 20, 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: Bayview Ridge Properties, LLC, parcels: P121047,
P26886, roughly half of P26788, P53373, P53374,
P53375, P53376, P103224, P53377, P53378,
P54113, P54114, P54115, P54120, P54122,
P54117, P54119, P54118, and P54116.

PERMITS/REVIEW REQUESTED: City of Mount Vernon, parcel: P53379.
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, Right-of-Way Vacation, & Utility and
Right-of-Way Permits will all be required.

LAND USE: The Comprehensive Plan designation of the subject
site is Commercial-Industrial (CI); and the existing
zoning of the subject site is General Commercial
(C-2).

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 hearings 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

