

**City of Mount Vernon
Determination of Significance, Notice of Application, and
Notice of Public Hearing on Scope of EIS**

Land Use Number: PL13-060

Proponent: Skagit County

Proposal Name: Skagit County Jail

Proposal Description: A new Skagit County Jail is being proposed to replace the existing, currently over-crowded Skagit County Jail. The proposed facility is considered an Essential Public Facility and would provide infrastructure to serve the residents and cities of Skagit County over the next 15 to 20 years. The facility is expected to accommodate 400 inmate beds, administrative facilities, medical facilities to treat and house inmates with minor medical issues, inmate rehabilitation programs, and a courtroom. A site has not been selected. Alternatives being considered include no action and construction of a new expanded jail facility on two potential sites in the City of Mount Vernon—the Alf Christiansen Seed Site and the Truck City/Suzanne Lane Site. Both sites are large enough to accommodate up to 400 additional beds in the future. The County has applied for a rezone of both sites to “Public” and a Comprehensive Plan amendment for both sites to “Government Center.” The complete application and supporting documentation for both sites may be reviewed at the City of Mount Vernon Community & Economic Development Department located at City Hall.

Proposal Locations: The Alf Christiansen Seed Site is located south of Kincaid Street between South 4th Street and Interstate-5, within the corporate limits of Mount Vernon, Washington. This site is bound by East Kincaid Street to the north, Interstate-5 to the east, East Section Street to the south, and the Burlington Northern Santa Fe Railroad tracks to the west. The Skagit County Assessor describes the subject site as parcels: P121047, P26886, P26788, P53373, P53374, P53375, P53376, P103224, P53377, P53378, P54113, P54114, P54115, P54120, P54122, P54117, P54119, P54118, P54116, P53433, P53428, P53430; which are all located within a portion of the SW ¼ of Section 20, Township 34 North, Range 04 East, W.M.

The Truck City/Suzanne Lane Site is located east of Old Highway 99 South Road, between Suzanne Lane and McFarland Lane, within the corporate limits of Mount Vernon, Washington. This site is bound by Old Highway 99 South Road to the west and Interstate-5 to the east, with McFarland Lane 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, P119269, P29546; which are all located within a portion of the NW ¼ of Section 32, Township 34 North, Range 04 East, W.M.

Lead Agency: The City of Mount Vernon and Skagit County are co-lead agencies. The City of Mount Vernon is the nominal lead agency and is responsible for complying with the duties of the lead agency (WAC 197-11-944).

Environmental Impact Statement (EIS): The applicant has agreed to prepare an EIS. The EIS is likely to include the following topics: proposal description, land use, aesthetics, cultural resources, soils, and transportation. Technical studies addressing transportation and cultural resources will likely be prepared.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS and the Notice of Application. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is by (1) submitting your written comments to the Responsible Official by 5:00 pm on August 20, 2013, AND/OR (2) presenting oral comments at the public hearing.

Permits/Review Requested: Comprehensive Plan amendment and associated rezone; State Environmental Policy Act (SEPA) review; Essential Public Facility review.

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 (CUP), Fill & Grade, Building Permit, Floodplain Development Permit, Traffic Concurrency, and Utility and Right-of-Way Permits will all be required.

Land Use: The Comprehensive Plan designation of the Alf Christianson Seed Site is Commercial-Industrial (CI); the existing zoning designation is General Commercial (C-2). The Comprehensive Plan and zoning designation of the Truck City Site are both Commercial-Limited Industrial (C-L).

PUBLIC HEARING: A public hearing will be held before the Responsible Official on Tuesday, August 13, 2013, from 4:00 pm to 6:30 pm at the Commissioners Hearing Room, Skagit County Administrative Building, 1800 Continental Place, Mount Vernon, Washington, 98273.

Responsible Official and Contact Person:

Jana Hanson
Director, Community and Economic Development
P.O. Box 809
Mount Vernon, WA 98273
janah@mountvernonwa.gov

DATE _____

SIGNATURE _____

Date Issued: July 18, 2013

Date Published: July 22, 2013

Sent To: Corps, NMFS, EPA, USFWS, DOE, DOC, WDFW, DOH, DSHS, DOT, DAHP, Parks, Governor Inslee's Office, Swinomish Indian Tribal Community, Upper Skagit Tribe, Sauk-Suiattle Tribe, NWAPA, Skagit System Cooperative, Mount Vernon (Engineering, Public Works, Parks and Recreation, Fire, Police, Solid Waste), Skagit County (Planning and Development Services, Public Works, PUD No. 1), MVSD, SVC, SKAT, CNG, Mount Vernon-Skagit County Health Department, PSE, Comcast, Verizon, AT&T, Drainage District #17, Dike District #3, Skagit Valley Herald, Mount Vernon Public Library