



NOTICE OF APPLICATION & HEARING NOTICE

APPLICATION NAME/NUMBER: EPF – Skagit County Jail – PL14-037

PROJECT DESCRIPTION: Primarily due to overcrowding at the existing jail, Skagit County is pursuing the construction an approximate 100,000 square foot, single-story jail building with an estimated 400 beds to provide enough room to house inmates over the next 15 to 20 years. It is anticipated that the new jail will be open and running in May of 2017.

To-date, an Environmental Impact Statement and a Comprehensive Plan amendment with an associated rezone have been processed and approved by the City for the new jail. The next step in approving this facility is the approval of a Conditional Use Permit (CUP) for the jail which is classified as an Essential Public Facility (EPF).

Access to the site is planned off of Suzanne Lane with the western most access leading into a 65± stall parking area for visitors and to accommodate those coming to the court. The second access on the eastern part of the site will lead to the staff parking lot (that has 35± spaces), the inmate drop-off location (Sally Port), and a gated access road that will loop around the facility from Suzanne Lane to the north property line where it will curve to the west until it connects with Old Highway 99 South.

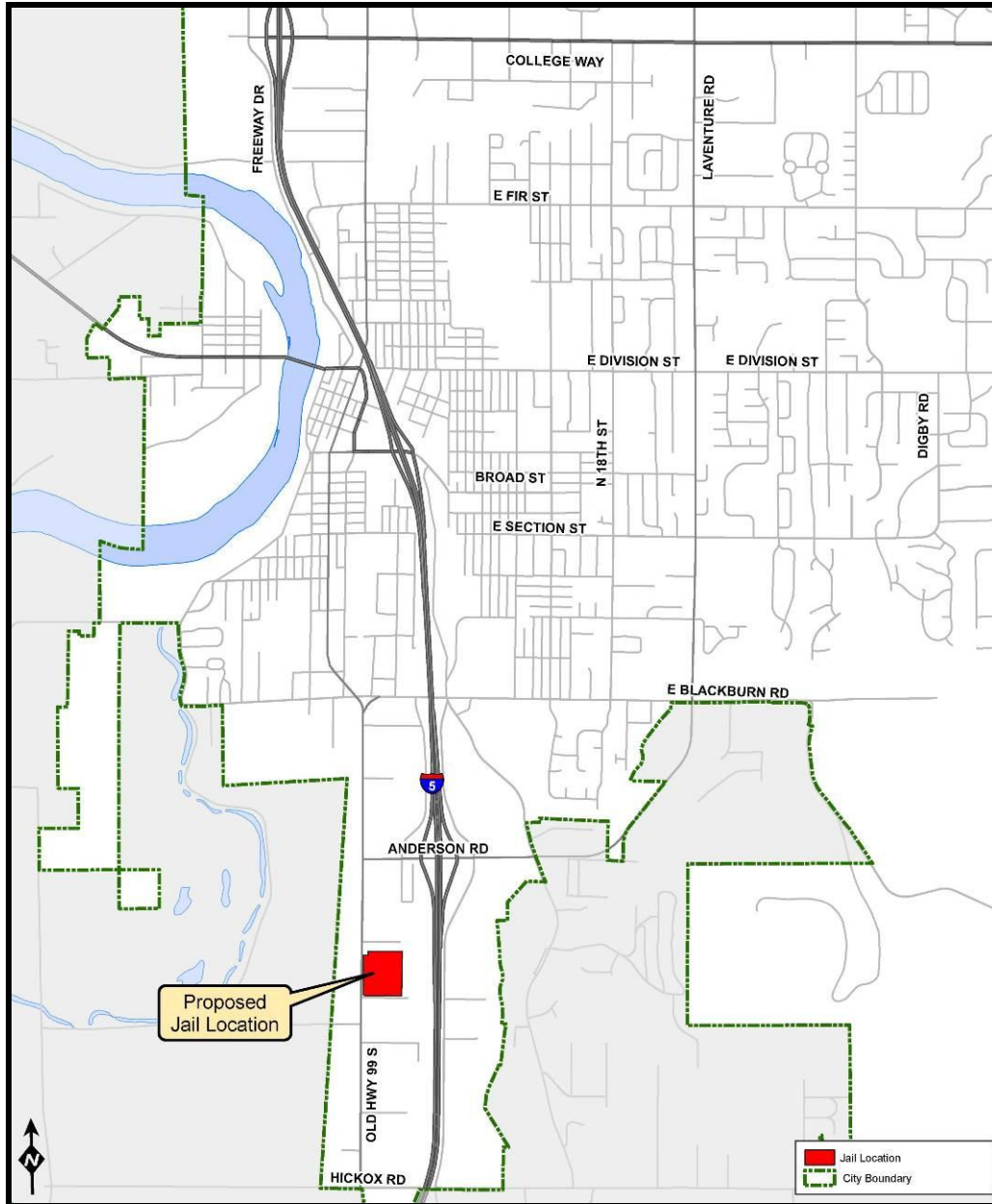
This site is located in a floodplain (zone AO2); and as such, the proposed building will be elevated five feet above the highest adjacent grade. The site will be graded such that stormwater runoff is directed to three distinct areas located near the northeast, southeast and along the west part of the site where stormwater will be collected, cleaned and attenuated before it is discharged off of this site. Stormwater runoff from this site will be conveyed in a closed pipe system and it eventually discharges into a portion of Lower Maddox Creek. Lower Maddox Creek flows to the south from this site and it ultimately discharges into the Skagit Bay.


Landscaping, fencing and solid walls will be placed near the perimeter of the property to screen this site and to ensure that no inmates will be visible by the public traveling past this site at any time. Architectural elements including modulation of the building and the installation of different types of exterior building materials are planned for aesthetic reasons and to break up the mass of this large building.

The County is anticipating that the currently planned building will need to be expanded sometime in the future to be approximately 165,000 square feet in size and to house up to 800 beds. Additional parking stalls will be added as necessary when this building is expanded in the future to include a projected additional 55± stalls.

PROJECT LOCATION: The approximate 10.4± acre 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 following map with the site identified in red:



OWNERSHIP:			
Old 99 LLC (Bart and Patty Smith)		Parcel P29546, the northernmost parcel.	
COLCO LLC (Jim Coles)		Parcels P119262, P119265, and P119267.	
Thomas A. Little		Parcel P119263	
APPLICANT:			
Skagit County Contact Person: Marc Estvold		3302 Oakes Ave, Anacortes, WA 98221 (360) 770-3994	
EXISTING CONDITIONS:			
Comprehensive Plan Designation:	Government Center (GC)	Zoning:	Public (P)
Floodplain:	Yes, AO2 zone	Wetlands or Streams:	None on-site
Existing Uses:	<p>Approximate south half of the overall area is undeveloped. The remaining northern portion of the area is comprised of a truck fueling station with food mart, parking lots, and other accessory buildings. The approximate site boundaries are outlined on the aerial map below:</p> 		
PERMITTING:			
Requested Permits:	Conditional Use Permit for an Essential Public Facility.	Additional Permits Needed:	Fill & Grade, Right-of-Way, Boundary Line Adjustment, Easement extinguished/created, Building Permit, Sign Permit, and Site Plan Approval.
Application Date: (Counter Complete)	June 24, 2014	Technically Complete:	June 26, 2014

PUBLIC HEARINGS: An open record public hearing before the City's Hearing Examiner has been set for **JULY 29, 2014 AT 6 P.M.** Once the Hearing Examiner renders his recommendation on the subject Conditional Use Permit for the jail (an EPF) his recommendation will be forwarded to the City Council who will hold a closed record public hearing on the application and will make a final decision.

CONTACT PERSON FOR COMMENTS: Rebecca Lowell
Community & Economic Development Department
City of Mount Vernon
P.O. Box 809 / 910 Cleveland Avenue
Mount Vernon, WA 98273
(360) 336-6214

Written comments on this Notice of Application must be submitted to the Community & Economic Development Department no later than **July 21, 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, may request a copy of the decision once it is made, and can request to become a party of record. 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: July 1, 2014

PUBLISHED: July 8, 2014