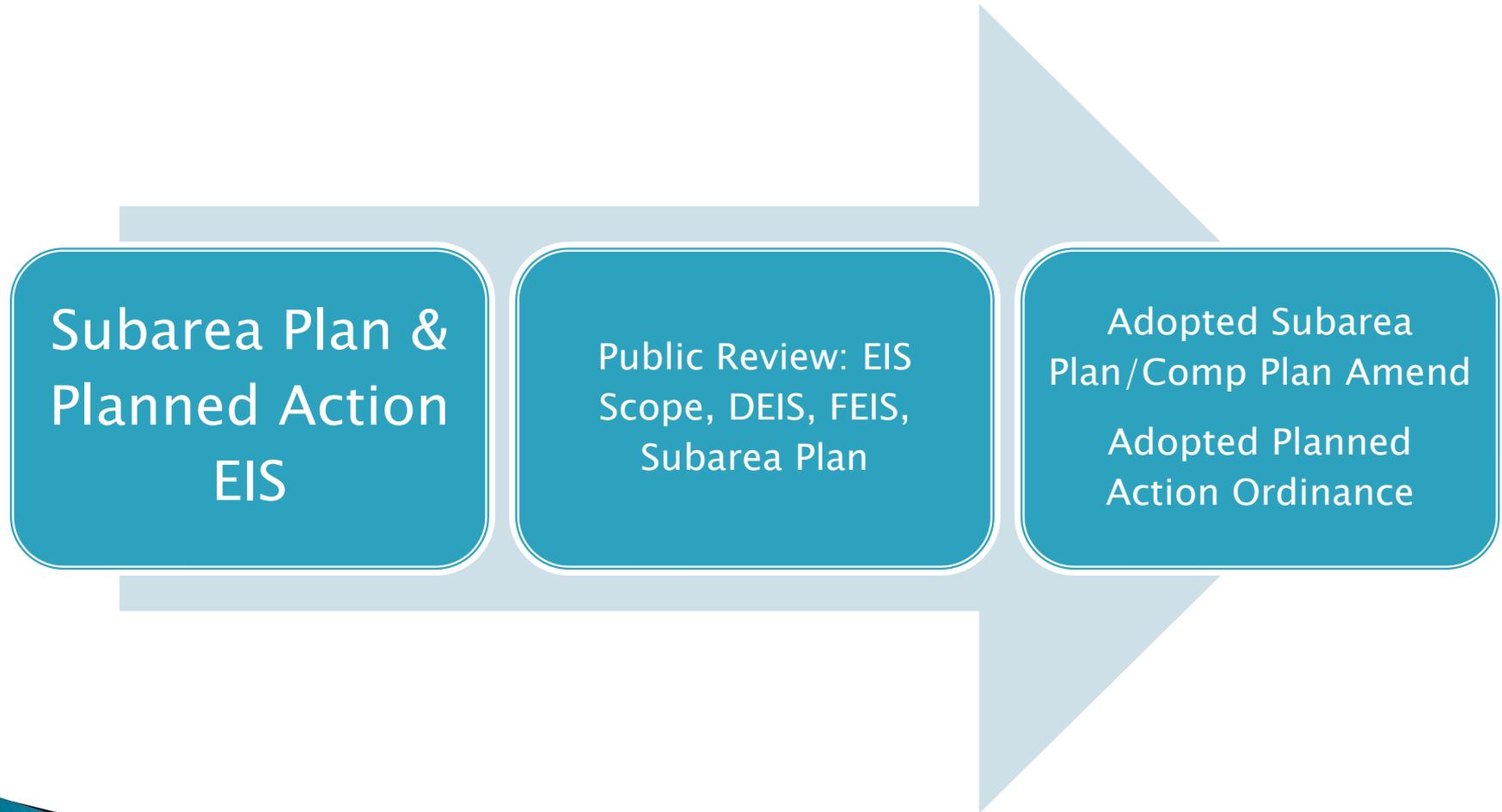


Planned Action Ordinance

The Center for Innovation & Technology

Planned Action EIS & Subarea Planning Process



Subarea Plan &
Planned Action
EIS

Public Review: EIS
Scope, DEIS, FEIS,
Subarea Plan

Adopted Subarea
Plan/Comp Plan Amend
Adopted Planned
Action Ordinance

Planned Action

- ▶ In 1995, the legislature authorized a new category of project action in SEPA called a "planned action." Designating specific types of projects as planned action projects shifts environmental review of a project from the time a permit application is made to an earlier phase in the planning process. The intent is to provide a more streamlined review process at the project stage by conducting more detailed environmental analysis during planning. Early environmental review provides more certainty to permit applicants with respect to what will be required and to the public with respect to how the environmental impacts will be addressed.

Planned Action

- ▶ Designating planned action projects **reduces permit-processing time.** There are no SEPA public notice requirements or procedural administrative appeals at the project level because a threshold determination or new EIS is not required. The only notice requirements are those required for the underlying permit. Examples of appropriate project actions limited to a specific geographic area might be projects anticipated in a subarea plan or a campus or large manufacturing complex where project construction will be done in phases.

What is a Planned Action Ordinance?

The Ordinance identifies the process for reviewing planned action projects and the criteria to be used. The Ordinance includes ***Mitigation Decision Document, Attachment A*** which provides a list of permitted uses and specific conditions that will apply to project proposals which originate from the EIS and Subarea Plan.



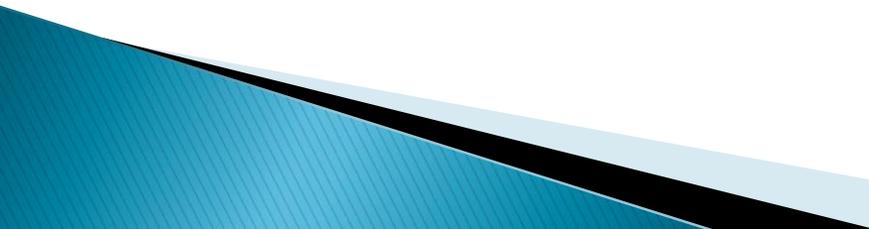
Table A-1. Permitted Uses and Their Locations Core Area, Influence Area, and Open Space

- ▶ Public Uses (such as a museum, library, interpretive center, and government uses) – **Core and Influence Areas**
- ▶ Limited recreational use and public parking – **Open Space Area**
- ▶ Education and Workforce Training – **Core and Influence Areas**
- ▶ Research and Development – **Core and Influence Areas**
- ▶ Assembly and Fabrication – **Influence Areas only**
- ▶ Office – **Core and Influence Areas**
- ▶ Restaurant and Retail – **Core and Influence Areas**
- ▶ Hospitality – **Core and Influence Areas**
- ▶ Specialty Residential – **Core and Influence Areas**
- ▶ Trails – **Core and Influence Areas**
- ▶ Surface Parking – **Core, Influence and Open Space Areas**
- ▶ Structured Parking – **Influence Areas**

Planned Action Conditions

- ▶ Energy & Air Quality – Point source emissions will be subject to NW Clean Air standards
- ▶ Wetlands & Streams – Only the portions of the property underwent thorough critical area review (1st phase). Future phases will require review and will be subject to SEPA
- ▶ Vegetation & Wildlife – Vaux Swift habitat will not be impacted. Any alteration will require new SEPA review
- ▶ Historic Resources / Aesthetics – Port adopted *Design Guidelines Manual* to ensure compatibility with historic character of buildings and site

Planned Action Conditions

- ▶ Transportation – Fruitdale (SR20–Kalloch Rd) will be repaired and improved prior to second building permit. Entrance improvement prior to second building permit.
 - ▶ Recreation – Allow public access and connectivity between Center and NS Rec. Area. Port will participate with Co. Parks to collaborate on trails plan and funding strategy. Public access will be allowed through areas within the Center.
- 

Planned Action Projects

Not all projects or development phases may qualify as planned actions. Additional SEPA review will be required for phases that have not received adequate review through the EIS. This will most likely be limited to wetlands and stream impacts in areas outside of Phase I, however other actions may also require additional SEPA review if the actions are not consistent with the Planned Action EIS.



Planned Action Project Review Process

- ▶ Pre-application with the City and agencies
 - ▶ Design review approval through the Port of Skagit (landscaping, signage and parking)
 - ▶ Submit application to the City (with Port approval)
 - ▶ Director makes an administrative determination that the application is consistent with the approved Planned Action Ordinance
 - ▶ Building permit review
- 

Planned Action Ordinance

Requested Action:

Approve Planned Action Ordinance and
Mitigation Decision Document, Attachment A