


CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

HEARING DATE: June 18, 2020

TO: Sedro-Woolley Hearing Examiner

RE: File # CUP-2019-362 – Conditional Use Permit – Skagit County
Stabilization Campus

FROM: 
Katherine Weir, Assistant Planner

GENERAL INFORMATION:

APPLICATION DATE: October 7, 2019

APPLICATION COMPLETE: October 30, 2019

RECOMMENDATION: Staff Recommends **Approval with Conditions**

PROJECT NAME: Skagit County Stabilization Campus

SITE LOCATION: State Route 20, parcels P104178 & P76502

PROPERTY OWNER: Skagit County Public Health
700 South Second Street #304
Mount Vernon, WA 98273

PROJECT PROPONENT: BCRA
ATTN: Christine Phillips
2106 Pacific Ave, Suite 300
Tacoma, WA 98402

DESCRIPTION OF PROPOSAL:

The City has received a Conditional Use Permit (CUP) application for a proposal to develop the Skagit County Stabilization Campus for mental health facilities. The new facilities will replace the existing Evaluation and Treatment (E&T) Center currently located at the Swift

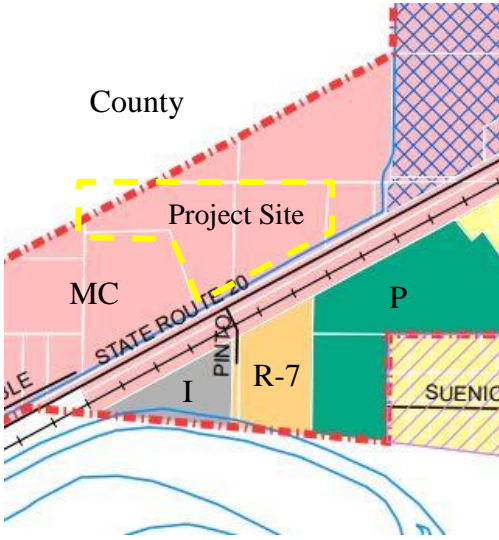
Center and create a new Detox Program. The proposal is classified as a Type 1 essential public facility (EPF). The project is proposed in two phases. Phase One will include a 16-bed E&T center along with the administrative offices for the facility. The necessary infrastructure improvements for both phases will include a new driveway, parking, utilities, storm water management and landscaping; that infrastructure is proposed as part of Phase One. Phase Two will include a separate building with 24 secure, acute detox management beds. The 8-acre site is located on the north side of State Route 20, adjacent to the east of the Life Care Center of Skagit Valley. The property is currently undeveloped. The City and County are working cooperatively under other project permits to widen State Route 20 in front of the site to accommodate a middle turn lane, build a regional pedestrian path along the north side of Brickyard Creek and construct an open-bottom culvert across the creek to accommodate an access driveway (and utilities) to the property. The property ownership contains parcels P104178, P76502 & P76503. Parcel P76503 lies outside city limits, therefore is not part of the site development. The vacant property is roughly 7.8 acres, not including P76503.

Site Address:	1400 block of SR 20
Parcel ID Nos.	P104178, P76502 and P76503
Zoning District:	Mixed Commercial

COMPREHENSIVE PLAN LAND USE DESIGNATIONS, ZONING DESIGNATIONS AND EXISTING LAND USES OF THE SITE AND SURROUNDING AREAS:

Area	Land Use Designation	Zoning	Existing Use
Project Site	Mixed Commercial	Mixed Commercial	Undeveloped
North	Mixed Commercial, County	Mixed Commercial	Undeveloped Ag Land
South	Residential, Public	Residential 7, Public	Single Family Residential, Public Park
East	Mixed Commercial	Mixed Commercial	Auto Parts/Retail
West	Mixed Commercial	Mixed Commercial	Life Care Center

Mixed Commercial (MC) Zoning Regulations:			
Minimum lot size:	No Minimum Lot Size	Lot width at building line:	N/A
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Rear Setback:	10 feet	Maximum building height:	35 feet/ 60 feet
Side Setback:	10 feet	Maximum building coverage:	N/A



PUBLIC UTILITIES AND SERVICES PROVIDED BY:

Water:	Skagit County PUD #1	Cable TV:	Comcast
Sewer:	City of Sedro-Woolley	Police:	City of Sedro-Woolley
Garbage:	City of Sedro-Woolley	Fire:	City of Sedro-Woolley
Storm Water:	City of Sedro-Woolley	School:	Sedro-Woolley School District
Telephone:	Verizon	Hospital:	Peace Health United
Electricity:	Puget Sound Energy	Gas:	Cascade Natural Gas

ANALYSIS

1. Application Process:

- a. On January 30, 2019 the city held a required pre-application meeting for the Skagit County Stabilization Campus with the project proponents and representatives from Skagit County.
- b. On October 7, 2019 the city received the county’s conditional use permit application including the application packet (**Exhibit B**), a response to the EPF application requirements (**Exhibit C**), a response to the EPF criteria (**Exhibit D**), and a narrative for consistency with the comprehensive plan (**Exhibit E**) for the Stabilization Campus. The Planning Department determined that the application was complete on October 30, 2019.
- c. The City of Sedro-Woolley is planning under RCW 36.70A.040 and has identified the proposal as a Type 1 - Regional EPF per SWMC 17.88.060.

- d. On November 1, 2019 the City issued a Notice of Application and SEPA Comment Period (**Exhibit F**) utilizing the optional DNS process per WAC 197-11-355.
- e. On December 9, 2019 the Planning Department issued a SEPA Threshold Determination of Mitigated Non-significance (**Exhibit G**) with the following mitigation measures:
 - i. Shield vehicle lights and any other exterior lighting from the residential properties; and
 - ii. Construction shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan.
- f. A public hearing before the Sedro-Woolley Hearing Examiner was scheduled for March 13, 2020. Notice of the meeting was issued to the public and interested parties.
- g. Due to the COVID-19 outbreak and response, the public hearing was postponed and rescheduled as a virtual meeting for June 18, 2020 via Zoom. Notice of the hearing was issued to the public and interested parties and included instructions for how to join the meeting.

CONCLUSION: The application meets the procedural requirements for Type III applications established in Chapter 2.90 SWMC.

2. Public Notification, Meeting and Comment:

- a. On July 2, 2019 Skagit County published a legal notice in the Skagit Valley Herald informing the public of its intent for development of a new Skagit County Stabilization Campus (a Type 1 Regional EPF) in Sedro-Woolley. The notice also included a description of the proposed facility, the date and time of the public meeting and instructions for the public on how to give comment.
- b. On August 13, 2019, in accordance with SWMC 17.88.060, Skagit County held a public meeting in the city of Sedro-Woolley City Council Chambers regarding the potential siting of the Skagit County Stabilization Campus in Sedro-Woolley.
- c. The Notice of Application and SEPA Comment Period (**Exhibit F**) was issued on November 1, 2019 and the comment period ended on November 15, 2019. The city

published the notice in the Skagit Valley Herald on November 1, 2019. Notices were mailed October 30, 2019 to all residents and property owners within 500 feet of the subject property and the notice was posted on the subject site on October 31, 2019.

- d. Three comments were received during the SEPA Comment Period: One neighbor commented that deer have been seen grazing at the project site (**Exhibit H**). The Planning Department received a letter from the Department of Ecology (**Exhibit I**) regarding contaminated sites that are located nearby the project site. The Planning Department also received comment from the Sedro-Woolley Police Department (**Exhibit J**) asking that the stabilization campus provide their own security staff in order to minimize strain on the Sedro-Woolley Police Department.
- e. On December 12, 2019 the Planning Department issued a SEPA Threshold Determination of Mitigated Non-significance (**Exhibit G**) that was published in the Skagit Valley Herald on December 12, 2019, mailed to all property owners and residents within 500 feet of the subject property, and posted on the subject site.
- f. The City issued a Notice of Public Hearing (**Exhibit K**) for the proposed Stabilization Campus on February 28, 2020. The notice was posted on the subject site, published in the legal notices section of the Skagit Valley Herald as well as mailed to all parties of interest and residents and property owners within 500 feet of the property.
- g. The City issued a Notice of Rescheduled Public Hearing (**Exhibit Q**) for the proposed Stabilization Campus on June 8, 2020. The notice was posted on the subject site, published in the legal notices section of the Skagit Valley Herald as well as mailed to all parties of interest and residents and property owners within 500 feet of the property.

CONCLUSION: The city and county have met the noticing requirements for Type III applications established in 2.90 SWMC and for Type 1 EPFs established in WAC 365-196-550.

3. Comprehensive Plan:

- a. The city of Sedro-Woolley Comprehensive Plan identifies this area as Mixed Commercial.
- b. Specific goals and policies from the Land Use Element of the Comprehensive Plan that are relevant and applicable to this proposal include the following:

- i. Policy LU2.1: Support inter-jurisdictional efforts to address problems which may arise having regional impacts.
 - ii. Policy LU16.3: Require, as appropriate, site-specific delineation of sensitive and critical areas by owners/developers of property as part of the development review process.
- c. Specific goals and policies from the Capital Facilities Element of the Comprehensive Plan that are relevant and applicable to this proposal include the following:
 - i. Policy CF1.4: Ensure that city planning and development regulations identify and allow for the siting of “essential public facilities,” as described in the Growth Management Act. Work cooperatively with Skagit County and neighboring jurisdictions in the siting of public facilities of regional importance.

CONCLUSION: The application, as conditioned conforms to the Sedro-Woolley Comprehensive Plan.

4. Specific Criteria: Titles 17.20, 17.56, 17.88, 15.44, 17.36, 17.50 and 17.65 SWMC establish the requirements and criteria relevant for approving this application and are reviewed as follows:

a. 17.20 SWMC Mixed Commercial:

- i. The applicant provided a site plan (**Exhibit L**) that demonstrates how the proposal meets the bulk restrictions for this zone as described in 17.20 SWMC.

b. 17.56 SWMC Conditional Use Permits:

- i. The criteria for conditional use permits are as follows: conforms to the comprehensive plan; is compatible with the surrounding area, that is, causes no unreasonable adverse impacts; and is well-planned in all respects so as to be an asset to the community.
- ii. The applicant provided a document (**Exhibit E**) that describe how the proposal meets some of the criteria for a conditional use permit. These criteria are also addressed in sections 3 and 4 (c) of this document.

c. 17.88 SWMC Essential Public Facilities

- i. The applicant submitted documents (**Exhibits C and D**) that describe how the proposal meets the application requirements for a Type 1 EPF described in SWMC 17.88.050.
- ii. Staff finds that the applicant has provided a meaningful opportunity for public participation in the siting decision and development of mitigation measures by publishing a notice in the Skagit Valley Herald asking for public comment and holding a public meeting.
- iii. Staff finds that the size of the project site is sufficient to contain both proposed facilities, the required parking and site development such as landscaping.
- iv. Staff finds that the application has not thoroughly addressed SWMC 17.88.060(E) (4) *adequately mitigate significant adverse impacts to life, limb, property, or public health and safety*. Staff has found that there is not an adequate plan in place to ensure onsite safety and patient intake and discharge procedures. Conditions 2 and 3 of this document are proposed by staff so as to adequately address SWMC 17.88.060(E) (4).
- v. After review of the environmental materials described in this document, staff finds that the proposal, as conditioned, adequately mitigates for any probable significant adverse impact on critical areas or resource land.
- vi. Staff finds that the proposal incorporates specific features to ensure it responds appropriately to the existing or planned character, appearance, quality of development, and physical characteristics of the site and surround property. The building is designed in a visually appealing way with varying colors and materials. The project also matches the surrounding properties - Life Care Center of Skagit Valley to the west and Sedro-Woolley Tire & Auto repair to the east. Staff finds that the proposed E&T facility and Secure Detox facility will not be incompatible with the surrounding developments.
- vii. Staff finds that the project sponsor does not need to propose measures that are consistent with the Uniform Relocation Assistance Act because the property is currently undeveloped and therefore will not displace any persons.
- viii. The proposed site is along State Route 20, a significant transportation corridor through Sedro-Woolley

- ix. There are no schools, pre-schools or daycare facilities located within 300 feet of the project site.
- d. 15.44 SWMC Design Review:
- i. The applicant provided colored building elevation drawings (**Exhibit M**) and site plans (**Exhibit L**) that demonstrate how the proposal meets the requirements of this chapter as well as the requirements set forth in the Sedro-Woolley Design Standards and Guidelines Manual. Specific building permit application materials shall be reviewed to assure compliance with the Sedro-Woolley Design Standards and Guidelines Manual.
- e. 17.36 SWMC Parking
- i. The applicant provided a site plan (**Exhibit L**) that demonstrates that the proposal meets the standards of this chapter including the required number of parking spaces for the proposed use.
- f. 17.50 SWMC Landscaping
- i. Development in the Mixed Commercial zone shall provide landscaping over 15% of the total site and meet the requirements in 17.50 SWMC. A landscaping plan is a required component of the construction plans associated with the building permit application (**Condition 6**).
- g. 17.65 SWMC Regulations for Critical Areas
- i. The applicant submitted a letter from Bachman Environmental titled “Critical Area Reconnaissance Results for P104178 and P76502” (**Exhibit N**). The letter states that no wetland indicators were detected on site or immediately off site. The letter also describes the location of Brickyard Creek in relation to the project site and the requirements for the creek per SWMC standards.
 - ii. The site contains no wetlands or critical areas, however Brickyard Creek, a Type 3 fish bearing stream that has been identified as a critical area in SWMC 17.65.020(C)(1) runs inside the State Route 20 right-of-way, just south of the subject property and north of the road surface.
 - iii. According to SWMC 17.65.530(B), Type 3 streams require a 110-foot buffer from the ordinary high water mark. Buffers may be reduced pursuant to SWMC 17.65.530(B)(2).

- iv. The city and county are working jointly to design and construct road improvements to State Route 20 to include a center turn lane to allow safe access to the site. The city and county are cooperatively working on the design and construction of a bottomless box culvert across Brickyard Creek to provide access to the site. A city-planned pedestrian path along the north side of Brickyard Creek is also being planned. The cumulative impacts of all of these projects are considered and included in the anticipated buffer impacts. The proposal includes plans to reduce the buffer in accordance with SWMC 17.65.530(B)(2) and the applicant has provided a mitigation plan (**Exhibit O**) that satisfies the criteria of the critical areas ordinance. The mitigation plan proposes mitigation banking for the proposed improvements along the property's frontage on State Route 20 Brickyard Creek.

CONCLUSION: The application as conditioned meets the review criteria set forth in SWMC that apply to this proposal.

5. State Environmental Policy Act Review

- a. The applicant submitted and the City reviewed a SEPA Checklist (**Exhibit P**). Notice of Application and SEPA Comment Period (**Exhibit F**) was issued on November 1, 2019 and the comment period ended on November 15, 2019. The City issued a MDNS (**Exhibit G**) on December 12, 2019.
- b. The City received three comments (**Exhibits H, I, and J**) during the public comment period. No appeals of the MDNS were submitted.

CONCLUSION: The application as conditioned meets the SEPA standards identified in the State Environmental Policy Act (WAC 197-11).

STAFF RECOMMENDATIONS

Permit No. 2019-362 is hereby **recommended for APPROVAL subject to the following conditions:**

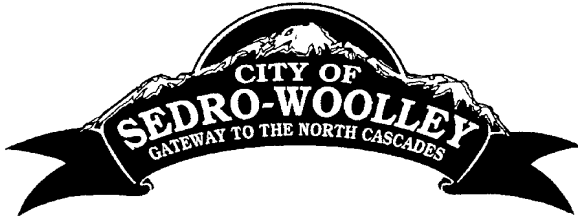
1. All development shall generally conform to the plans date stamped received October 21, 2019.
2. Sedro-Woolley Police and Fire shall not act as enforcement or treatment for patients. Facility must be staffed to support the level of care necessary for all patients accepted at the facility without reliance on the Sedro-Woolley Police or Fire Department for support or services other than those generally provided to all citizens (i.e., emergency calls).

Facility must provide a staffing and level of services plan to the city for review and approval annually, no later than December 1st for the following year.

3. There shall be a written plan to address transportation for both new patients and released patients so as to prevent patients from simply walking in and out the front doors. This plan and any future changes to this plan must be approved by the Sedro-Woolley Police Department.
4. Comply with the mitigation requirements set forth by the MDNS.
5. There shall be no co-located housing on this property.
6. Provide a landscape plan per 17.50 SWMC at time of building application.

EXHIBITS

- A. Staff Report
- B. Conditional Use Permit Application #CUP-2019-362
- C. EPF Application Requirements Narrative
- D. Response to EPF Criteria Narrative
- E. Comp Plan Consistency Narrative
- F. NOA and SEPA Comment period
- G. SEPA MDNS
- H. Comment Letter – Quam
- I. Comment Letter – Department of Ecology
- J. Comment Letter – Sedro-Woolley Police Department
- K. Notice of Public Hearing
- L. Site layout
- M. Building Elevations
- N. Critical Areas Reconnaissance Letter
- O. Mitigation Plan
- P. SEPA checklist
- Q. Notice of Rescheduled Public Hearing



Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360)855-0771
Fax (360) 855-0733

CONDITIONAL USE PERMIT APPLICATION

Exhibit B
to Hearing Examiner Staff Report

APPLICATION NUMBER: _____

Pre-application File #: #2019-016

Pre-application date: January 30, 2019

Section 1 – Applicant Information

Applicant Name: BCRA / Contact: Christine Phillips, Planner or Jim Wolch, Project Manager

Applicant Address: 2106 Pacific Ave., Suite 300, Tacoma WA 98402

Applicant Phone: (253) 627-4367 Cell#: _____ Fax#: _____

Applicant email: CPhillips@BCRAdesign.com; JWolch@BCRAdesign.com

Owner: Skagit County Public Health / Contact: Kayla Schott-Bresler kayla@co.skagit.wa.us
(360) 416-1520

Owner Address: 700 South Second Street #301, Mount Vernon, WA 98273

Section 2 – Project Information

Location: XXX State Route 20, Sedro-Woolley, WA

Assessor's Parcel number(s): S-W: P104178, P76502 Skagit: P76503 Zoning Classification: S-W: Mixed Commercial
Skagit: Agricultural-Natural Resource Lands

Describe existing use at the location and proposed use/land-use action: _____
Site is currently undeveloped land. This project is a relocation of an Evaluation & Treatment (E&T)
facility currently located at North Cascades Gateway Center, 1895 Hub Drive, in Sedro-Woolley. The
current 16-bed E&T will be relocated to this site in Phase I, and 24 secure, acute detox/withdrawal
management beds will be built in Phase II.

Zoning Designation: S-W: Mixed Commercial
Skagit: Agricultural-Natural Resource Lands Flood zone: No

Total site size in acres: 8.07 acres Critical Areas by type and acres: Stream is not on-site

Describe existing conditions on and adjacent to site: Site is currently undeveloped land on the north
side of State Route 20 between the Life Care Center of Skagit Valley and the Sedro-Woolley Tire &
Auto Repair. Brickyard Creek runs along the south edge of the properties and adjacent to SR 20. SR 20
is being widened and with that will provide access over the creek to the property line.

In reviewing a conditional use permit request, the Hearing Examiner must consider the following criteria specified in Section 17.56.060 of the Sedro-Woolley Municipal Code. Use extra sheets if needed:

1. How does the proposed use conform to the Comprehensive Plan for the City of Sedro-Woolley? _____

See Attachment G. Comprehensive Plan Consistency
Note: All Attachments are linked to code requirements in SWMC 17.88.050. This section is addressed in 1. SCSC Application Requirements (for EPF projects). The attachments are labeled with the letter of the section that they are responding to. Not every section has an attachment and some sections have multiple attachments.

2. Is the proposed use compatible with the surrounding area, this is, causes no unreasonable adverse impacts on other properties in the immediate vicinity? (If yes, please explain how the use is compatible. If no, explain how any impacts might be mitigated). _____

See 1. SCSC Application Requirements (for EPF projects); SWMC 17.88.050
See 2. SCSC Response to EPF criteria: SWMC 17.88.060
See Attachment G. Comprehensive Plan Consistency

3. Is the proposed development or use well planned in all respects so as to be an asset to the community? _____

See 1. SCSC Application Requirements (for EPF projects)
See 2. SCSC Response to EPF criteria
See Attachment G. Comprehensive Plan Consistency

4. Other applications or variances being applied for as part of project: None _____

Please attach the following:

- Site plan - see site plan instructions.
- Written comments from City from Pre-Application meeting.
- Current title report (within 6 months of application).
- State Environmental Policy Act (SEPA) checklist (if required).
- Three sets of pre-addressed, postage-paid envelopes. See mailing procedure.
- Fees based on current fee schedule. **SC Health Dept will cut check with invoice**
- The terms and conditions of covenants and agreements regarding the intended development.
- Written confirmation that the property owner is aware and supportive of proposed use.

Site Plan Requirements: A scale drawing containing the following:

- Name of property owner, north arrow, scale
- All property lines, easements and their dimensions
- Adjacent streets and rights-of-way
- Circulation for vehicles and pedestrians
- Parking
- Location, size and shape of buildings existing and proposed
- Location of wells, creeks, lakes, rivers, waterfront, dikes, drainage ditches
- Location and dimensions of sewage systems
- Dimension and depth of any fill on the site
- Topography at appropriate contour intervals
- Structures on adjacent property (approximate location)
- Significant trees: Trees over 6" diameter at a point 5 feet above the ground. Stormwater facilities (may be part of separate stormwater report)

Section 3 – Signature

Application is hereby made for a **CONDITIONAL USE PERMIT** concerning the above stated activity. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the officials of the City of Sedro-Woolley the right to enter the above-described location to inspect the proposed or completed work.

Printed Name: Christine Phillips,

Signature:  Date: October 3, 2019

1. SCSC EPF Application requirements

Skagit County Stabilization Campus Essential Public Facilities application requirements

Exhibit C

to Hearing Examiner Staff Report

17.88.050 Applications for EPF projects.

All proposed projects determined to be EPFs shall be reviewed and conditioned in accordance with all requirements of the Sedro-Woolley Municipal Code including the conditional use permit procedure set forth in this chapter and referred to as the CUP-EPF review procedure. All EPF applications shall contain the following information:

- A. A detailed written description of the proposed and potential public services to be provided, including a proposed site plan, the proposed service area of the facility, the source or sources of funding, and identification of any applicable public regulatory agencies or regional, state or federal project agency sponsors and the federal or state authority which the agency has been granted for siting decision-making;

Response: This project is a relocation of an Evaluation & Treatment (E&T) facility currently located at North Cascades Gateway Center, 1895 Hub Drive, in Sedro-Woolley. The current 16-bed E&T will be relocated to this site in Phase I, and 24 secure, acute detox/withdrawal management beds will be built in Phase II. Pioneer Center North at the North Cascades Gateway currently offers 141 beds of behavioral health treatment, with a 16-bed co-occurring treatment and a 40 bed opiate use disorder treatment program. These facilities are expected to close and be relocated throughout the region. The proposed secure detox facility provides a different, but related service to those already in operation at Pioneer Center North.

In summary, the proposed project includes the construction of two behavioral health facilities: a 16-bed Evaluation and Treatment (E&T) center and a 24-bed secure, acute detox program. Each program will be in a separate stand-alone, one-story building, with associated parking.

The E&T will provide short-term, acute mental health and psychiatric care for people who are gravely disabled or likely to harm themselves or others. This is an inpatient level of care that is designed to quickly evaluate, diagnose, and stabilize acute symptoms.

The acute detox program will provide secure, withdrawal management services for community members who are a danger to themselves or others, other's property, or gravely disabled due to a drug or alcohol problem.

The service area of the proposed facilities will primarily include the five-county North Sound region of Island, San Juan, Skagit, Snohomish and Whatcom Counties, with some admissions from outside of the region. The project is undertaken in coordination with the North Sound Behavioral Health Administrative Services Organization (BH-ASO). Grant funding has been secured from Washington State through the North Sound BH-ASO and the Washington State Department of Commerce.

The state Department of Health (DOH) allows the county health department the authority for siting decision-making. DOH will review the project through SEPA, construction drawings, and site and building construction.

See Attachment A for more detailed information including Site Plan and Elevations.

- B. A written statement of the need, in statistical or narrative form, for the proposed project currently and over the following ten-year period;

Response:

Evaluation and Treatment (E&T) services are currently provided at the North Cascades Gateway Center which is planned for redevelopment. Some of the behavioral health services at the North Cascades Gateway Center, including the E&T, will be relocated throughout the region. The existing North Sound E&T, operated by Telecare, provides intensive mental health and psychiatric treatment services in a safe, welcoming environment for adults experiencing a mental health emergency. The North Sound BH-ASO projects a current need for 110 regional E&T beds and a need for 113 E&T beds by 2023. No formal studies have been undertaken to estimate need over a ten-year period, however projecting the five-year data out suggests the need for 116 E&T beds over the following ten-year period. Currently, there are 32 freestanding E&T beds in the region, leaving a deficit of 78 beds. If the existing facility were not relocated, this deficit would climb to 94 beds.

Secure acute detox provides for medically-managed withdrawal management in an inpatient setting with 24 hour care. The BH-ASO projects a current need for 69 regional acute detox beds and a need for 72 beds by 2023. No formal studies have been undertaken to estimate need over a ten-year period, however projecting the five-year data out suggests the need for 75 beds over the following ten-year period. Currently, there are 32 acute detox beds in the region, leaving a deficit of 37 beds.

- C. An inventory of known, existing or proposed facilities, by name and address, within Skagit County, or within the region, serving the same or similar needs as the proposed project;

Response:

Evaluation & Treatment

Skagit County

- *Telecare operates a 16-bed E&T in Sedro-Woolley (Telecare North Sound E&T, 1803 North Sound Drive, Sedro-Woolley, WA 98284). The proposed facility replaces this facility at a one-for-one bed rate.*

- *Skagit Valley Hospital operates a 13-room Mental Health Center, which provides acute voluntary and involuntary treatment of psychiatric disorders (300 Hospital Parkway, Mount Vernon, WA 98274).*

Snohomish County

- *Compass Health operates a 16-bed E&T in Mukilteo (10710 Mukilteo Speedway, Mukilteo, WA 98275).*
- *Swedish Edmonds Hospital provides adult inpatient and E&T services at its 20-room facility (21601 7th Avenue West, Edmonds, WA 98026).*

Whatcom County

- *Peace Health Medical Center operates a 20-bed inpatient unit, including E&T services (2900 Squalicum Parkway, Bellingham, WA 98225).*

Withdrawal Management

Skagit County

- *Pioneer Human Services operates a 16-bed sub-acute withdrawal management program at Pioneer Center North (1960 Thompson Drive, Sedro-Woolley, WA 98284).*
- *Pioneer Human Services operates 16-bed sub-acute withdrawal management program at Skagit Community Detox (201 Lila Lane, Burlington, WA 98233).*

Snohomish County

- *Evergreen Recovery Center operates the only acute withdrawal management beds in the region with a 16-bed facility in Everett (2601 Summit Avenue – Bldg. C, Everett, WA 98201); and a 16-bed facility in Lynnwood (4230 198th St SW, Lynnwood, WA 98036)*

Whatcom County

- *Pioneer Human Services operates a sub-acute withdrawal management program at Whatcom Community Detox (2030 Division Street #B, Bellingham, WA 98226).*

- D. An explanation of the need and suitability for the proposed facility in the proposed city location(s);

Response: Evaluation and Treatment (E&T) services are currently provided at the North Cascades Gateway Center in the northeast corner of the city. This Center is planned for redevelopment and relocating the existing behavioral health services to appropriate new locations is one of the outcomes of the subarea plan. Downsizing to smaller facilities is a Washington State Health Care Authority priority and the only way to meet community need, given state funding and policy priorities. The North Sound BH-ASO and Skagit County commissioned the below listed reports, which provide qualitative and quantitative data demonstrating the need for a continuum of behavioral health services.

- *Transitioning Behavioral Health Services into the Community: Strengths, Needs, Community Recommendations and Models for Consideration, Denna Vandersloot, M.Ed. (March 2016)*
- *North Sound Substance Abuse Residential Treatment Community Need Report, Slalom Consulting (April 2016)*
- *North Sound BHO Five Year Forecast for SUD and MH Systems, Dennis Regan (June 2018)*

Skagit County used additional data (attached), produced by the North Sound BH-ASO, to project the need for E&T and secure, acute detox beds, specifically.

The proposed project provides residential treatment services that are community-based and have a strong focus on helping individuals transition and reintegrate into the community.

Skagit County has reviewed a number of sites within and outside the City of Sedro-Woolley for the location of the proposed services. Based on a checklist of criteria for siting the project, Skagit County has selected P104178, P76502, and P76503 as the proposed site. Other possible sites within the City of Sedro-Woolley did not provide for appropriate zoning, were likely to result in adverse environmental impact, or were located in unsuitable locations, such as near a school.

- E. An assessment of the suitability of the proposed location in the city or another jurisdiction in terms of local, county, regional and/or state needs in order to minimize public costs (where appropriate) and environmental impacts, to discern the suitability of the facility's location in the city or within another jurisdiction, to determine the number of jurisdictions affected or served by the proposed EPF, and to decide what, if any, interjurisdictional approach is most appropriate or available;

Response: These facilities will primarily serve the five-county region of Island, San Juan, Skagit, Snohomish and Whatcom Counties. In order to ensure economy of scale for facility operations, behavioral health facilities are planned at the regional level (Skagit County Contract #C20160262 and #C20160488). As such, Skagit County residents benefit from other types of crisis services provided in other counties (such as triage services).

The proposed E&T service is currently provided in the City of Sedro-Woolley at the same scale and must be relocated due to redevelopment of the North Cascades Gateway Center. Pioneer Human Services provides 141 beds of intensive inpatient and co-occurring residential treatment services, and 16 beds of subacute withdrawal management services in Skagit County; however, there are currently no secure, acute, detox services in Skagit County. Providing E&T and acute detox services locally allows for reduced public costs through more efficient access for transport of Skagit County residents to facilities and easier access for crisis responders and court staff.

Skagit County has the highest rate of mental health intake services when compared to the region's five counties. Skagit's rate is second to Whatcom County in the five county region for withdrawal management services.

The facility is not expected to have any adverse environmental impacts.

- F. An analysis of the environmental, social, economic, financial and infrastructure impacts of the proposed EPF, including an assessment of the proportionate financial impacts on affected jurisdictions, consideration copies of agreements which allocate the financial burdens of the proposed project on the city and other jurisdictions, and the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, emissions, or other environmental impacts;

Response: An Environmental (SEPA) checklist is included with this submittal that addresses many of these criteria. No negative social, economic, or environmental impacts are anticipated through the location of the proposed facility.

Positive economic impacts include construction sales tax revenue, economic activity associated with increased employment during construction and associated public works, long-term employment of approximately 78-80 employees and associated economic activity.

Infrastructure impacts will be mitigated through an Interlocal agreement between Skagit County and the City of Sedro-Woolley. The City of Sedro Woolley has applied for a Transportation Improvement Board (TIB) grant application to support the SR20 West Lane Widening project. The project includes the new Brickyard Creek crossing and driveway approach to serve the Campus site. The addition of a center turn lane on SR20 that will serve both the new driveway of the proposed Skagit Behavioral Health Stabilization Campus and the existing nearby Life Care Center driveway will provide much needed improvements to access and reduce the chances of vehicular collisions near our facility. These access drives will be a minimum of 300 feet apart to meet road standards for safety.

A number of behavioral health facilities are currently operated at the North Cascades Gateway Center in Sedro-Woolley. Many of these services will be relocated throughout the region in the coming years. Each county is working with stakeholders to plan, site, and build community-based facilities. Skagit County and the City of Sedro-Woolley will experience a net loss of behavioral health beds as a result of this transition and plan. Skagit County's proposed construction of an E&T and secure detox facility is in alignment with these regional efforts and represents Skagit County's share of facilities.

The siting of any behavioral health facilities has the potential to have adverse financial impacts, via an increased need for law enforcement and/or emergency medical services. However, by providing acute psychiatric and substance-use-disorder treatment, behavioral health facilities also have the potential to reduce negative community impacts associated with mental illness and drug addiction.

Significant impacts beyond current levels are not anticipated. E&T services already exist within the City of Sedro-Woolley. Should existing E&T services not be relocated, there could be negative

financial impact to law enforcement and/or emergency medical services, as people experiencing a mental health crisis would be more likely to engage in harm to themselves, others, or property. Additionally, secure detox services will serve those who are likely to harm themselves, others, or property, lessening the community risks associated with this population.

By siting these facilities in Skagit County, Skagit County residents experiencing a mental health or substance use disorder crisis – and their families – will be able to more easily access the treatment they need without having to go outside of our community and/or region.

See Attachment F for SEPA checklist.

- G. An analysis of the proposal's consistency with the city's comprehensive plan and development regulations, and plans and policies of other affected jurisdictions, including but not limited to Skagit County countywide planning policies;

Response: See Attachment G for detailed analysis.

- H. Documentation of public involvement efforts to date, including public and agency comments received, and plans for future public participation;

Response: Skagit County Public Health created a webpage specific to this project. This page contains documents outlining information gathered in the process of developing the project. It also includes notice of a community meeting on the proposed facilities. Skagit County held this community meeting in Sedro-Woolley Council Chambers on August 13, 2019 from 5:30-6:30 p.m. Skagit County also advertised this meeting on the City of Sedro-Woolley website, the Skagit County website, through official notice in the Skagit Valley Herald on July 2 and July 30, and at an August 7th meeting of the Board of County Commissioners. Skagit County accepted written comment on the proposed project from July 2, 2019 through August 31, 2019 via email and post mail. Skagit County provided comment cards for community members, which were distributed at the community meeting.

After the project is submitted to the city for review, the property will be posted with a public notice and all property owners within 300 feet will receive a mailed notification. The public will continue to have opportunities to email comments and also to speak at the public hearing. The website will be updated with current plans and other information.

See Attachment H for public comments that have been submitted to date, a sign-in sheet from the August 13th community meeting, and a copy of the official newspaper notice provided in the Skagit Valley Herald.

- I. Such information as requested by the director as determined necessary to complete the preliminary analysis or to otherwise assist the director and staff to make a recommendation and the city hearing examiner in making the final determination on the CUP-EPF.

Response: All documentation and reports that have been created during feasibility studies and as part of the requirements for site development, will be submitted with the permit package for review by city staff. Any additional requests by staff for documentation will be provided as merited.

Skagit County Stabilization Campus
Decision Criteria for Essential Public Facilities, Type One Facilities

17.88.060 CUP-EPF review criteria.

E. Decision Criteria for Type One Facilities—Regional Essential Public Facilities. The hearing examiner must approve or approve with conditions, a conditional use permit for a type one EPF in accordance with the following criteria:

1. The sponsor has provided a meaningful opportunity for public participation in the siting decision and development of mitigation measures that is appropriate in light of the project’s scope, applicable requirements of the county code, and state or federal law;

Response: See Submittal Package, Attachment H.

This criterium is met.

2. Repealed by Ord. 1645-09;

Response: None needed.

3. The project site meets the facility’s minimum physical site requirements, including projected expansion needs. Site requirements shall be determined by the minimum size of the facility, setbacks, access, support facilities, topography, geology, and on-site mitigation needs;

Response: The total site area is 8.07 acres. This site is of sufficient size to contain both proposed facilities, and the required parking, and site development such as landscaping. There is also sufficient area to appropriately manage the stream buffer for Brickyard Creek and for landscaping around edges of the property. Buildings are set within the interior of the site and exceed building setback requirements. One point of access to the site will be constructed through the Hwy 20 road improvements and under a separate permit.

See Site Plan submitted under Attachment A.

This criterium is met.

4. The proposal, as conditioned, adequately mitigates significant adverse impacts to life, limb, property, the environment, public health and safety, transportation systems, economic development and other identified impacts;

Response: The project site is in a location that has been carefully selected to be the best fit for this project. It is located along a main highway that will provide quick and safe access for clients being brought to the facilities. The projects do not have significant traffic trips and will not impact traffic on Hwy 20. Also, since this is a partial relocation, it will decrease travel time that is expended in getting to the existing facility. It has enough property to provide appropriate siting

of the facility for the internal needs of the project and client care, and will limit impact on adjacent properties. While the services strive to create a recovery-oriented environment, the facilities are designed with secure locks on doors and windows and staff have a key card system to ensure clients safety. In addition, the facilities have channels of communication and service coordination strategies that are established with other community resources, as well as the Consumer Warm Line, inpatient and outpatient community providers, law enforcement, hospital emergency departments, county courts, and other allied service providers.

All environmental impacts of constructing on this undeveloped site, such as stormwater management and stream buffering, can be appropriately mitigated on-site.

This criterium is met.

5. The proposal, as conditioned, adequately mitigates for any probable significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists;

Response: The project site was selected from a list of county owned property. Several of those sites were zoned for agricultural uses, some had streams running through them, and a couple included the Dukes Hill Quarry. The chosen site does not have these restrictions and is zoned appropriately and will therefore have the least impact on critical areas or resource lands of the sites that were closely considered.

Brickyard Creek runs along the front property line between the highway and the property. Access to the highway will be limited to one crossing over a new culvert. The culvert will be sized to accommodate anticipated stormwater swelling of the creek. Landscaping will be provided within the buffer of the creek and up to a pedestrian trail which will run along the north side of the creek. To the north of the property is land outside of the city limits and used for agricultural purposes. The proposal will not create significant impacts on either the stream or the agricultural lands.

This criterium is met.

6. The proposal incorporates specific features to ensure it responds appropriately to the existing or planned character, appearance, quality of development, and physical characteristics of the site and surrounding property;

Response: Proposed structures will be one-story, similar to many of the commercial uses along the street. The design of the buildings will include high-quality materials and design appropriate to the residential component that will be housed, with residentially scaled windows, sloped roofs, and landscaping adjacent to the buildings. The facilities will present a welcoming front door to the street with landscape and hardscape features that will be attractive to both the visitor and the passerby. The property will also be separated from the highway by Brickyard Creek and its associated stream buffer.

This criterium is met.

7. The project sponsor has proposed mitigation measures that are consistent with the Uniform Relocation Assistance Act, Chapter 8.26 RCW and Chapter 486-100 WAC as now and hereafter amended, when otherwise required by law;

Response: This property is currently undeveloped and therefore there will be no displaced persons due to the acquisition of this property. The property was purchased by Skagit County in 2018 for \$400,100 and had an assessed value for the three parcels combined of \$395,200. This was believed to be just compensation per RCW 8.26.180 acquisition procedures.

This criterium is met.

8. The proposal complies with applicable requirements of all other applicable provisions of the city code;

Response: All city development regulations per zoning Title 17 will be met with regards to building location on the site, setback, parking requirements and landscaping, etc.

Specific Sedro-Wooley Municipal Code chapters are:

- *Chapter 17.20 MC, Mixed Commercial zone*
- *Chapter 17.36 Off-street parking and loading*
- *Chapter 17.50 Landscaping*
- *Chapter 17.88 Essential Public Facilities*
- *Chapter 15.44 Design Review; also the 2012 Design Standards & Guidelines Manual*
- *Chapter 2.90 Consolidated Planning Procedures*

This criterium is met.

9. Repealed by Ord. 1645-09;
10. Repealed by Ord. 1645-09;
11. Repealed by Ord. 1645-09;
12. Repealed by Ord. 1645-09;

Response: None needed.

13. Major public facilities which generate substantial traffic should be sited near major transportation corridors;

Response: These facilities are not anticipated to generate substantial traffic and traffic is not heaviest at peak rush hours. This is located on Cascade Hwy 20 which is a significant transportation corridor that connects Sedro-Wooley to the City of Burlington and the I-5 corridor. A portion of this project is a relocation of the existing Evaluation and Treatment facility (E&T)

and the new location will provide easier access for services and clients than at the existing location.

This criterium is met.

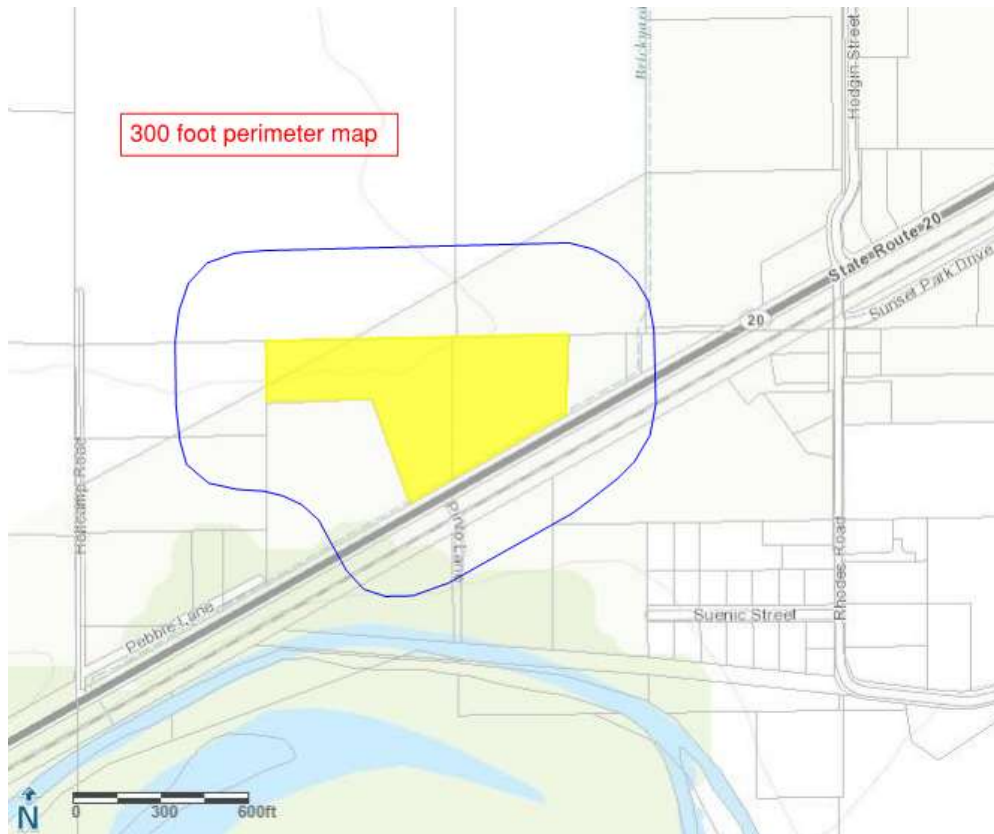
14. The project sponsor has proposed mitigation measures that are consistent with the Uniform Relocation Assistance Act Chapter 8.26 RCW and Chapter 486-100 WAC as now and hereafter amended when otherwise required by law;

Response: Repeat of #7.

15. If the project is a solid waste facility, in-patient facility, correctional facility, sewer treatment facility, or hazardous waste facility, the property on which the project is located is a minimum of three hundred feet from any public or private school.

Response: No schools, pre-schools, or day care facilities are within 300 feet of the project site. The project is located approximately ½ mile southwest from the Sedro-Woolley School District offices. The next closest is the Good Beginnings Preschool which is almost a full mile from the site. Camyn Amber Daycare is next closest at a mile to the southwest from the project site.

This criterium is met.



Consistency with Comprehensive Plan & City Regulations

G. An analysis of the proposal's consistency with the city's comprehensive plan and development regulations, and plans and policies of other affected jurisdictions, including but not limited to Skagit County countywide planning policies;

Exhibit E

to Hearing Examiner Staff Report

Skagit County Comprehensive Plan – Land Use Element

Essential Public Facilities policies have been consolidated in a separate section within the Urban, Open Space, and Land Use Element of the county comprehensive plan.

GMA goals of the Growth Management Act led to the development of Countywide Planning Policies that provide specific guidance to the land use and essential public facilities policies in this chapter.

CPP 12.3 A process shall be developed for identifying and siting essential public facilities. The Comprehensive Plan may not preclude the siting of essential public facilities. (The GMA defines essential public facilities as those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local corrections facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities and group homes.)

These policies guide the process of identifying and siting of essential public facilities. The Comprehensive Plan may not preclude the siting of essential public facilities.

Goal 2H Establish siting criteria and procedures for Essential Public Facilities of a statewide and countywide nature to ensure that they will not be excluded from Skagit County as long as their siting conforms with this Comprehensive Plan and the Countywide Planning Policies.

Policy 2H-1.1 The County has a responsibility to ensure that these Comprehensive Plan policies do not prohibit or exclude the siting of essential public facilities. policy 2H-1.2 The County must use regulations and procedures to identify and site essential public facilities:

- (a) The state or local government proposing to site an essential public facility must provide a justifiable need for a public facility and for its location in Skagit County based upon forecasted needs and a logical service area;
- (b) The state or local government proposing to site an essential public facility must establish a public process by which the residents of the County and affected communities, "host" municipalities, and all other affected jurisdictions, agencies and utilities have a reasonable opportunity to participate in and comment on the site selection process.
- (c) The impact of siting new essential public facilities should be weighed against the impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. During this process, possible appropriate mitigation measures may be determined.

Policy 2H-1.3 Essential Public Facilities must comply with adopted federal, state, and county land use regulations and be in conformance with this Comprehensive Plan.

Policy 2H-1.4 All State Environmental Policy Act provisions and concurrency of supporting capital facilities must be addressed as part of any project approval by Skagit County.

Policy 2H-1.5 Decisions about the review, location, land use, and intensity of a proposed facility, including siting, acceptance, modification or rejection shall be conducted with opportunities for public participation.

Policy 2H-1.6 The County code must establish approval criteria for facility requirements and impacts. Proposals should be conditioned to be consistent with the County Comprehensive Plan, functional plans, and development regulations. The County may execute interlocal agreements regarding the siting, operation and/or expansion of such facilities within Skagit County. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor's voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the County created by the proposed facility.

Policy 2H-1.7 The applicant for a proposed essential public facility must provide justification for the location of the facility based upon anticipated need and the service area.

Policy 2H-1.8 Skagit County shall encourage the siting of essential public facilities equitably so that no single community and no racial, cultural or socio-economic group should absorb an inequitable share of these facilities and their impacts. In addition, siting should consider environmental, economic, technical, and service area factors.

Response: Skagit County's Comprehensive Plan goals and policies for Essential Public Facilities have been incorporated into Sedro-Woolley's municipal code through an extensive detailed list of requirements in Chapter 17.88. These requirements closely align with the previously listed goals and policies, thereby enforcing consistency with the County Comprehensive Plan when complying with all the application requirements of 17.88.050 and the decision criteria of 17.88.060 E. See our detailed responses to those sections, included as part of this application package.

This project is consistent with the County's Comprehensive Plan goals and policies.

Sedro-Woolley Comprehensive Plan – Land Use Element

Subarea Plan for the Center for Innovation and Technology

The Center for Innovation and Technology (Center) represents much of the central buildings and surrounding grounds of the former Northern State Hospital and the property was commonly known as Northern State, currently named the North Cascades Gateway Center.

The Subarea Plan is intended to provide planning and policy guidance to position the Center to achieve its potential for economic development. The Subarea Plan serves as a statement of the City’s commitment and direction for the Center and as a resource for potential investors, property owners, the community, and public agencies. The Subarea Plan supports the City’s Comprehensive Plan, while focusing on issues and opportunities at a scale that is responsive to the Subarea’s specific needs. The Subarea Plan builds on the public planning process that resulted in the Northern State Adaptive Re-use Study (2015).

Cumulatively, the organizations listed below currently occupy approximately 60 percent of the roughly 560,000 square feet of building space on the Center and the behavioral health services are to be relocated. Pioneer Human Services and North Sound Mental Health Administration are the two users of the current Center that will be relocating into smaller scaled, community facilities.

**Table 1
Tenant Summary**

Tenant	Area Occupied	Uses
U.S. Department of Labor— Cascade Job Corps	37.5 acres of land 220,960 sq. ft. of leased building 24,639 sq. ft. of buildings owned by Department of Labor	Job training and education. Includes classrooms, workshops, dormitory for students, cafeteria, and gymnasium.
Pioneer Human Services	90,000 sq. ft.	In-patient chemical dependency services.
Frontier Communications	Approx. 800 sq. ft.	Telecommunications switch station.
Pacific Northwest Trail Association	1,476 sq. ft.	Office, administrative.
Department of Natural Resources	1,790 sq. ft.	Office, administrative.
North Sound Mental Health Administration	8,900 sq. ft.	Short-term evaluation and treatment services for mental health and chemical dependency.
Washington State Military Department	Approx. 4 acres	Maintenance facility.

Response: This [Subarea Plan for the Center for Innovation and Technology](#) is specific to the North Cascades Gateway Center where current behavioral health services are located and includes plans to completely redevelop the Center, moving out the unrelated behavioral health services. Relocating the existing services to appropriate new locations throughout the region is one of the outcomes of the subarea plan.

Downsizing to smaller facilities is tied to funding and Washington State priorities to provide treatment services that are community-based and have a strong focus on helping individuals’ transition and reintegrate into the community.. The project site is currently planned to have a 16-bed Evaluation and Treatment facility and a 24-bed Detox facility, whereas other behavioral health facilities will be provided by other communities throughout the region.

This project is consistent with the City's Comprehensive Plan goals as developed in this subarea plan.

Sedro-Wooley Municipal Code

Chapter 17.20 MC, Mixed Commercial zone

17.88 Essential Public Facilities

Definition: Includes in-patient facilities (including substance abuse facilities, mental health facilities and group home facilities not classified as single-family residences) and secure community transition facilities.

An EPF shall be reviewed through a Conditional Use permit process in all zones.

17.20.020 Bulk restrictions

- Setbacks to all other zones (besides residential): front setbacks on an arterial street shall be a minimum of twenty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.
- Setbacks to the MC zone: buildings shall maintain a minimum ten-foot setback to all lot lines when adjacent to other properties zoned MC.
- Maximum building height: thirty-five feet.

Response: This project will comply with the Mixed Commercial district's regulations of Chapter 17.20, including bulk restrictions as listed above.

17.20.050 Design review

- All developments in this zone which are subject to environmental review shall comply with the design review standards of SWMC Chapter [15.44](#) for conformance with this and other provisions of the city code.

Response: This project will be designed in accordance with the Design Standards & Guidelines Manual and will comply with the Design Review process outlined in Chapter 15.44.

Chapter 17.36 Off-street parking and loading

- Hospitals and residential health care facilities: one parking stall per three beds
- Driveway at least 20' wide
- Parking spaces may be located within the required setback areas except that they shall not be located within any required vision clearance triangle.
- Provide for convenient pedestrian movement from parking spaces to building entrance, sufficiently separated from vehicular traffic to ensure safety;

- Standard stall: 9'x19' with 25' drive aisle. *[from public works standards 3.9.1]*
- Max of 30% of the total required spaces for compact cars: 7.5'x15' *[conflicts with 8'x19' per 3.9.1]*

Response: This project will comply with the off-street parking code requirements of Chapter 17.36. See Site Plan, Attachment A.

Chapter 17.50 Landscaping

17.50.040 Percent of site area – 15%

17.50.120 Screening

- Developments in the MC zone are required to screen when adjacent to residential

17.50.140 Parking lot landscaping.

- Area of Application. The provisions of this section shall apply to the interior of parking areas providing twenty or more spaces;
- Required Area. Fifteen square feet of landscaping per parking space;
- Minimum Width. Planting islands shall have a minimum width of eight feet;
- Location of Plantings Areas. Parking area landscaping shall be located at the ends of parking columns, between the parking stalls oriented in the same direction as the stalls, or between rows of parking to break up and define parking areas;

Response: This project will comply with the landscaping code requirements of Chapter 17.50. See Landscape Plan, Attachment A.

This project is consistent with the City's Municipal Code regulations.

NOTICE OF APPLICATION AND SEPA COMMENT PERIOD CITY OF SEDRO-WOOLLEY PLANNING DEPARTMENT

Description of proposal/application: The city has received a conditional use permit (CUP) application for a proposal to develop the Skagit County Stabilization Campus for mental health facilities. The new facility will replace existing facilities located elsewhere in the City of Sedro-Woolley. The project includes a new driveway, parking, utilities, stormwater management and two buildings; a 16 bed evaluation and treatment center; and a separate building with 24 secure, acute detox management beds. The 8-acre site on which the facility is proposed is located on the north side of State Route 20, adjacent to the east of the Life Care Center of Skagit Valley. The property is currently undeveloped. File #CUP-2019-362.

Proponent: BCRA
ATTN: Christine Phillips
2106 Pacific Ave. Suite 300
Tacoma, WA 98402

Exhibit F

to Hearing Examiner Staff Report

Location of project, including street address if any: Skagit County Assessor's parcel #s P104178, P76502 and P76503, located on State Route 20, Sedro-Woolley, WA 98284.

Environmental Review: The optional DNS process in WAC 197-11-355 is being used. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. The City of Sedro-Woolley has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The MDNS will likely include the following conditions and any other conditions that may be necessary to address concerns raised during this comment period:

1. Shield vehicle lights and any other exterior lighting from the residential properties; and
2. Construction shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan.

Documents are available for review at: The City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 AM to 4:30 PM. Environmental documents available include a SEPA checklist, a geotest report, a critical areas reconnaissance, a cultural resources report and preliminary stormwater plan. For more information, contact John Coleman at the Sedro-Woolley Planning Department at (360) 855-0771 or by email: jcoleman@ci.sedro-woolley.wa.us.

Public Comment Period: The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. Interested persons may comment on the application and/or the anticipated SEPA determination, receive notice, participate in any hearings and request a copy of the decision. **Public comments must be received by 4:30 p.m. November 15, 2019** and should be submitted to the City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Comments may be mailed or personally delivered and should be as specific as possible. This may be your only opportunity to comment on the environmental impacts of the proposed project.

John Coleman, Planning Director
City of Sedro-Woolley Planning Department

Published in Skagit Valley Herald on November 1, 2019

Attachment A



BUILDING SITE PLAN

CITY OF SEDRO-WOOLLEY
SEPA Notice of Threshold Determination
Mitigated Determination of Non-significance (MDNS)

Description of proposal/application: The proposal is to develop the Skagit County Stabilization Campus for mental health facilities. The project includes a new driveway, parking, utilities, stormwater management and two buildings; a 16 bed evaluation and treatment center; and a separate building with 24 secure, acute detox management beds. The 8-acre site on which the facility is proposed is located on the north side of State Route 20, adjacent to the east of the Life Care Center of Skagit Valley and Brickyard Creek. The property is currently undeveloped and there are no wetlands on site. File #CUP-2019-362.

Proponent: BCRA
ATTN: Christine Phillips
2106 Pacific Ave. Suite 300
Tacoma, WA 98402

Exhibit G
to Hearing Examiner Staff Report

Location of project: Skagit County Assessor's parcel #s P104178, P76502 and P76503, located on State Route 20, Sedro-Woolley, WA 98284.

Environmental Review: The City of Sedro-Woolley, lead agency for this proposal, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is based upon the following mitigation being provided by the applicant:

1. Shield vehicle lights and any other exterior lighting from the residential properties; and
2. Construction shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan.

The lead agency previously issued a comment period for this proposal under the optional DNS process in WAC 197-11-355. There is no further comment period on this threshold determination. Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department within 14 days from date of publication. Written appeals and appeal fees must be submitted by 4:30 p.m. **Monday, December 23, 2019**. Contact the Assistant Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at kweir@ci.sedro-woolley.wa.us to read or ask about the procedures for SEPA appeals.

Responsible SEPA Official: Planning Director – City of Sedro-Woolley
Contact Person: Katherine Weir, Assistant Planner
Address: 325 Metcalf Street, Sedro-Woolley, WA 98284

Date of Issue: Monday, December 9, 2019 **Date of publication:** Monday, December 9, 2019

Signature:



John Coleman, Planning Director

Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department no later than **Monday, December 23, 2019**. Written appeals must be submitted, along with the required fee, to the Planning Department, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, WA, 98284. You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

Comment On SEPA Environmental Checklist

Skagit County Stabilization Campus

B. Environmental Elements

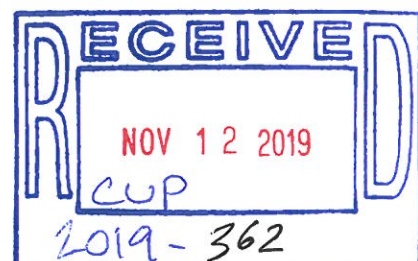
5. Animals

a. mammals

Deer often use the site while going to and from Hart Slough. The Stabilization Campus will force them to find a different route and will remove one of the few remaining open areas on the north side of State Route 20.

Richard Quam
1325 Pinto Lane
Sedro-Woolley WA 98284
(360)856-0491

Exhibit H
to Hearing Examiner Staff Report





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000
711 for Washington Relay Service • Persons with a speech disability can call (877) 833-6341*

November 15, 2019

Exhibit I

to Hearing Examiner Staff Report

John Coleman
Planning Department
City of Sedro-Woolley
325 Metcalf Street
Sedro-Woolley, WA 98284

**Re: Skagit County Stabilization Campus
File# CUP-2019-362, Ecology SEPA# 201906194**

Dear John Coleman:

Thank you for the opportunity to provide comments on the **Skagit County Stabilization Campus** project. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this Project, the Department of Ecology (Ecology) has the following comments:

There are eight contaminated sites listed on Ecology's database within a one-mile radius of this location. Three of the sites which are located from 1/4 to 7/8 mile east of this location have received No Further Action determinations.

Four of the sites with the status of 'Cleanup Started' are located between one-half to one mile northeast of this location and are potentially hydrogeologically upgradient. The four sites include:

1. Associated Petroleum Products Inc. (Facility Site ID No.: 2529196975; Cleanup Site ID No: 2363) is located at 700 Borseth Street in Sedro Wooley. The Site was ranked a '3' using the Washington Ranking Method in which '1' is the highest risk and '5' is the lowest risk. Contaminants confirmed above cleanup levels at this site include petroleum hydrocarbons in soil and solvents and petroleum hydrocarbons in ground water.
2. Snelson Companies (Facility Site ID No.: 66379684; Cleanup Site ID No.: 6485) is located at 601 W. State Street in Sedro Wooley. Contaminants confirmed above cleanup levels at this site include benzene, non-halogenated solvents and gasoline in soil and ground water; also metals in ground water.
3. Sedro Trail Corp Dandie Deli (Facility Site ID No.: 12669485; Cleanup Site ID No.: 7949) is located at 802 W. SR 20 in Sedro Wooley. This Site was ranked a '3' using the

John Coleman
November 15, 2019
Page 2

Washington Ranking Method. Contaminants confirmed above cleanup levels at this site include petroleum hydrocarbons in soil and ground water.

4. Low Auto Sales (Facility Site ID No.: 15589878; Cleanup Site ID No.: 8102) is located at 2093 Hwy 20 in Sedro Wooley. This Site was ranked a '5' using the Washington Ranking Method. Contaminants confirmed above cleanup levels at this site include total petroleum hydrocarbons in the gasoline and oil ranges and benzene in soil.

Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Heather Vick with the Toxics Cleanup Program at (425) 649-7064 or by email at heather.vick@ecy.wa.gov.

Sincerely,



Katelynn Piazza
SEPA Coordinator

Sent by email: John Coleman, jcoleman@ci.sedro-woolley.wa.us

ecc: Heather Vick, Ecology



325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0111
Fax (360) 855-0196

Lin Tucker
Chief

Exhibit J

to Hearing Examiner Staff Report

SEDRO-WOOLLEY POLICE DEPARTMENT

November 18, 2019

To: City of Sedro-Woolley Planning Department
RE: Skagit County Stabilization Campus Planning

The Police department is requesting that staffing for this facility are made adequate to the task of managing the patients. The Police Department is not staffed or empowered to manage patients in a facility of this nature.

In the past couple of years, the Sedro-Woolley Police Department has been called to assist in patient management on numerous occasions. During many of these incidents, we were asked to assist in forcibly restraining resisting patients so they can be medicated by staff. That really isn't an appropriate use of this Police department for the majority of the calls we've received.

I am requesting that appropriate staff and orderlies be on duty to manage medical related issues at all times.

Most Respectfully,

A handwritten signature in black ink, appearing to read "William A. Tucker".

William "Lin" Tucker
Police Chief, City of Sedro-Woolley
ltucker@ci.sedro-woolley.wa.us

NOTICE OF PUBLIC HEARING

Friday, March 13, 2020 at 1:30PM

Sedro-Woolley Municipal Courtroom
325 Metcalf Street, Sedro-Woolley, WA 98284

Exhibit K

to Hearing Examiner
Staff Report

Application: CUP-2019-362, Skagit County Stabilization Campus

Applicant Contact: Christine Phillips, 2106 Pacific Ave, Suite 300, Tacoma, WA 98402

Project Address: Parcels P104178, P76502, 1400 Block of State Route 20, Sedro-Woolley

Project: Proposed Conditional Use Permit to develop a vacant 8 acre property as the new location for the Skagit County Stabilization Campus. The proposed facilities will replace the existing Evaluation and treatment (E&T) Center currently operating at the Swift Center and create a new detox program. This proposal is classified as an essential public facility. Plans for the new facility include two buildings over two phases. Phase one will be a 16 bed E&T center and site improvements including drive lanes, parking and landscaping. Phase two will be a 24 bed secure detox facility. The E&T facility will provide short-term, acute mental health and psychiatric care for people who are gravely disabled or likely to harm themselves or others. The acute detox program will provide secure, withdrawal management services for community members who suffer due to a drug or alcohol problem. File #LP-2019-362.

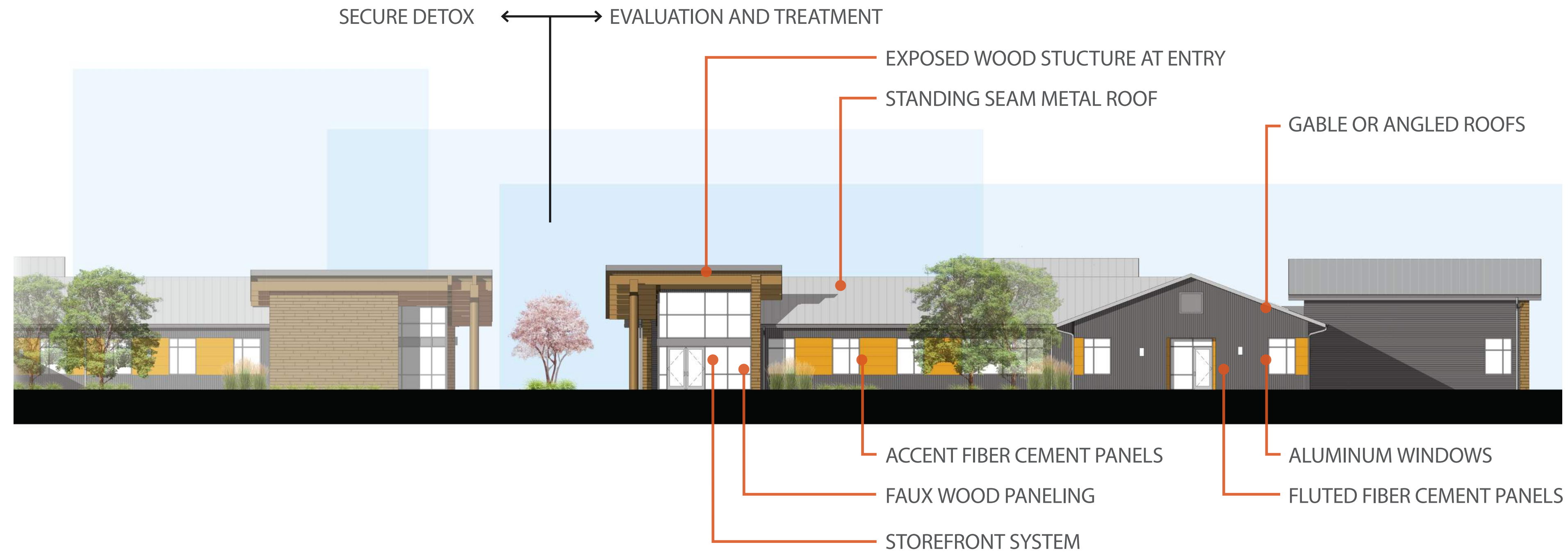
Public Comment: Interested persons may comment on the application, receive notice and participate in any hearings and request a copy of the decision. Written testimony may be submitted to: City of Sedro-Woolley Planning Department, ATTN: Assistant Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to kweir@ci.sedro-woolley.wa.us **until 1:00 PM of the date of the public hearing.**

Documents are available for review at: The City of Sedro-Woolley Planning Department, Monday through Friday, 8:00 AM to 4:30 PM. Project documents are available for review at no cost; copies will be provided at the requestor's cost. For more information, contact the Planning Department at (360) 855-0771. A staff report will be available seven days prior to the hearing.

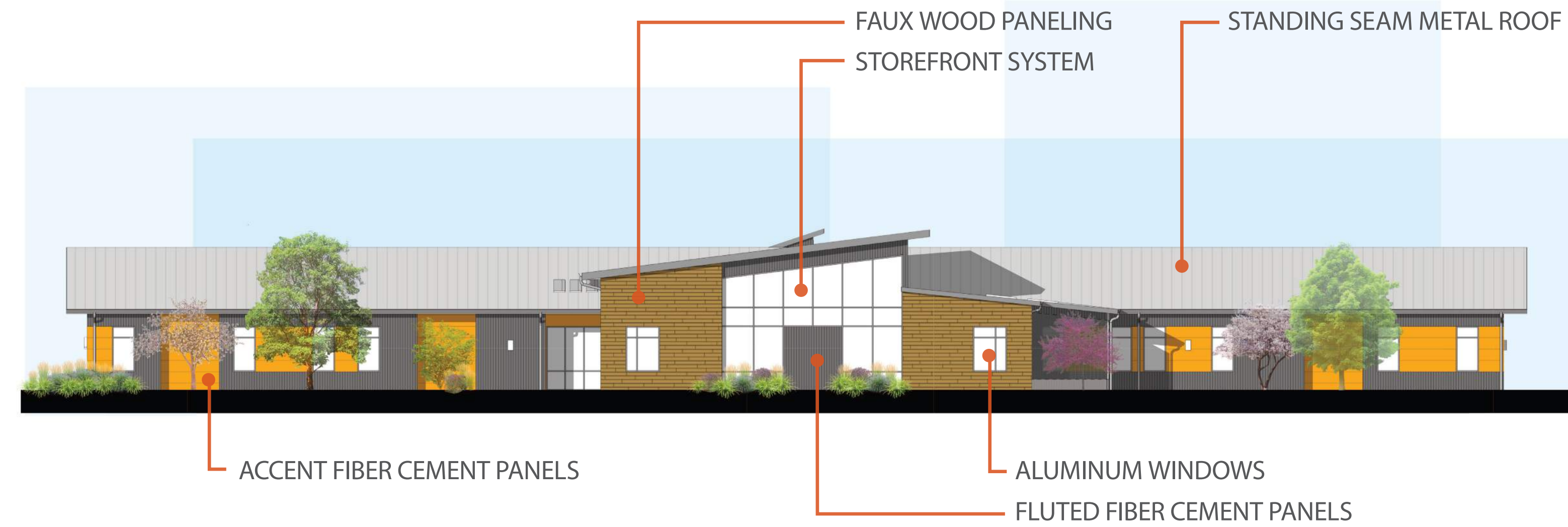
Hearing Examiner: The Hearing Examiner will hold an open record public hearing on the proposed Skagit County Stabilization Campus at 1:30PM, **Friday, March 13, 2020** at the Sedro-Woolley Municipal Courtroom, 325 Metcalf Street. Based on the information presented to the Hearing Examiner and testimony at that hearing, the Hearing Examiner will make a decision whether to approve, approve with conditions or deny the conditional use permit for the proposal.

Notice Published: Friday, February 28, 2020

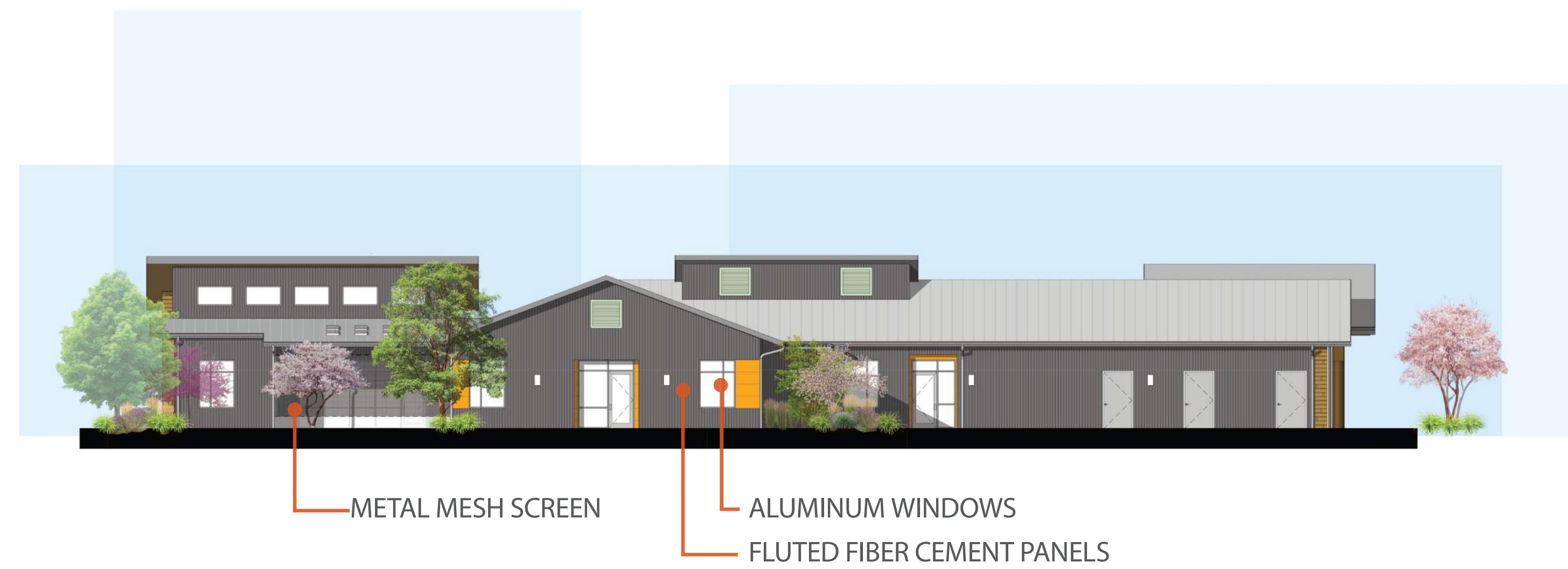
Exhibit M
to Hearing Examiner
Staff Report



SOUTH



EAST



NORTH

BUILDING ELEVATIONS

EACH BUILDING IS A SINGLE-STORY, WOOD STRUCTURE WITH LOW-SLOPING AND ANGLED ROOF LINES

May 2, 2018

Ravnik & Associates
Attn: John Ravnik
1633 Lindamood Lane/P.O. Box 361
Burlington, WA 98233

Exhibit N
to Hearing Examiner Staff
Report

RE: Critical Area Reconnaissance Results for P104178 and P76502

John,

On November 16, 2017, I visited the two parcels referenced above to identify wetlands and/or streams on and in the vicinity of the subject property. The site is roughly 8 acres, located on the north side of Hwy 20. It is mostly within the Sedro Woolley city limits, with the exception of the northwest corner that is in Skagit County. The portion of the site within the city limits is zoned Mixed Commercial.

During the reconnaissance investigation, no wetland indicators were detected on-site or immediately off-site. A Type 3 (fish bearing) stream known as Brickyard Creek exists along the south edge of the property, abutting the north side of Hwy 20.

According to Sedro-Woolley Municipal Code Section 17.65.530(B), Type 3 streams are dedicated 110-foot buffers. Section 17.65.530(B)(2) indicates that buffers may be reduced pursuant to Section 17.65.150 (Reasonable Use Exceptions). A bridge or fish-passable culvert over the stream would provide access to the site directly from SR 20.

This briefly summarizes my findings from last November. I look forward to working further with you on a feasibility study for a potential future development on the site. If you have any questions, please feel free to contact me.

Sincerely,



Andrea Bachman, PWS
Bachman Environmental

City of Sedro-Woolley
Planning Department
325 Metcalf Street
Sedro-Woolley, WA 98284

February 25, 2020

Exhibit O
to Hearing Examiner Staff Report

**Riparian Buffer
Mitigation Bank Use Plan**

SR20 Widening, Skagit Valley Stabilization Campus, and Phase 2A Path
City of Sedro-Woolley, WA

This letter has been prepared to provide the rationale for the use of the Skagit Environmental Bank for riparian buffer impacts associated with the SR20 West Lane Widening and Safety Improvements (2020-PW-01), Skagit Valley Stabilization Campus (2019-362), and associated trail for the Phase 2A Path (2023-PW-01) in Sedro-Woolley, Washington.

Project Description

The SR20 Lane Widening Project will widen SR 20 enough to add a two-way turn lane and construct a new access to Skagit County property across Brickyard Creek. Also included in the project is the installation of a storm pipe and structure to allow filling in the last section of roadside ditch on the north side of SR20 near the east end of the project. The roadway will be restriped to provide for two through lanes and a two-way left turn lane. Construction for new access to property owned by Skagit County will include the installation of a bottomless aluminum box culvert across Brickyard Creek. 250 linear feet of 48-inch diameter storm pipe will be installed and the existing ditch will be filled up to its connection point with the creek on the north side of SR20. An in-line check valve will be installed in the end of the 48” pipe to serve as a fish barrier. This project also includes the portion of a 10-foot wide trail in the Stabilization Campus, the Phase 2A Path, which will connect to future trail projects.

Existing Conditions of Creek and Buffers

Brickyard Creek, which is a Type 3 fish bearing water, flows in a straight ditch at the base of the SR 20 roadway fill within the project area. This creek eventually flows into the Skagit River. While some of the buffer is vegetated, no significant tree or shrub cover exists in the majority of the area and grasses on the ditch embankments are regularly mowed. The stream buffer is maintained in this condition due to the existing utility corridor and conveyance requirements in the ditch.

Per the Sedro-Woolley Municipal Code (SWMC) 17.65.530(B), the standard buffer width for Type 3 streams is 110 feet. A very narrow vegetated area exists between the pavement and Brickyard Creek on the roadway embankment. The buffer width is shown south of SR 20, no buffer function is provided beyond the roadway.

For the Stabilization Campus project, a buffer width reduction to 55 feet is proposed. Decreased buffer widths may be allowed per SWMC 17.65.530(B) if the required criteria are met. This reduction is required to provide access to the facility from SR 20 and sufficient parking and access around the proposed facilities. The decreased width will not be less than 50 percent of the standard buffer and will not adversely affect the habitat function. The outer portions of the buffer with trees have already been severed from the creek due to the utility corridor and provide no habitat function to the creek. The 55-foot buffer currently provides no significant function due to the existing use. The continued maintenance requirements make any enhancement of the remaining buffer inappropriate. A barrier fence will be provided to separate the trail from the remaining vegetated buffer on the ditch embankment.

Avoidance and Minimization of Buffer Impacts

The Stabilization Campus site plan was developed to avoid the majority of possible impacts, only impacting at the access points and the trail. The majority of the SR 20 project area is within the existing roadway or to the south which will limit buffer impacts. Any temporarily impacted areas for proposed utilities will be reseeded and restored to existing conditions. Best management practices such as silt fencing and straw wattles will be used during construction and vegetation removal will be flagged in the field.

Unavoidable Buffer Impact Acreage

Because the ditch is directly adjacent to SR 20, impacts to the buffer could not be entirely avoided. Access to the Skagit Stabilization Campus requires access across the ditch. Table 1 below summarizes the purpose of the buffer impacts and the associated permit. The areas are also shown on the attached Buffer Impacts Map.

Table 1. Summary of Brickyard Creek Buffer Impacts

Impact Type	Brickyard Creek Buffer Width (feet)	Buffer Impact (Square Feet)	Permit Number
Ditch Fill	110	1,810	2020-PW-01
Culvert Fill	110	3,197	2020-PW-01
Trail	110	6,058	2023-PW-01
Outfall Riprap	110	37	2020-PW-01
Stabilization Campus	55	664	2019-362
		11,766 square feet (0.27 acres)	

Impacted Buffer Functions

The impacted area within the Brickyard Creek buffer are routinely disturbed and provide no habitat function. Much of the area is directly adjacent to SR 20 which provides no habitat function. The buffer is regularly mowed and there is no vegetative diversity. Mowed grasses and weeds cover the steep slope which provides very little water quality improvement to runoff from SR 20.

Functions Provided at Skagit Environmental Bank

The Bank is located 1.5 miles northeast of Mount Vernon in Skagit County, Washington, bounded by State Route (SR) 538 on the south, SR 9 and Babcock Road on the east, and Swan Road on the north in Sections 10, 11, 15, and 14, Township 34 North, Range 4 East. The Bank lies adjacent to Nookachamps Creek within WRIA 3.

The 396-acre Bank is comprised of emergent, shrub-scrub and forested wetlands along with riparian habitat and upland buffers. The functions and values provided by the Bank are protected in perpetuity by a conservation easement. The Mitigation Banking Instrument for the Bank was certified on July 27, 2011. A detailed account of the functions provided at the Bank can be found in the *Skagit Environmental Bank, Mitigation Banking Instrument, April 2011*.

The project applicant proposes to purchase 0.054 credits from the Bank in order to mitigate for permanent impacts to 0.27 acres of riparian buffer. In order to determine the ratios used to determine the credits needed per impact acre (see Table 2 below), the *Mitigation Banking Instrument* was referenced. The banking instrument indicates that wetland credits may be used for buffer mitigation on a case-by-case basis. Riparian and wetland upland buffer earned 1 credit for every 5 acres included within the bank. Therefore, in order to mitigate for buffer impacts a ratio of 0.2:1 is used.

Table 2. Proposed Bank Credit Use

Impact Type	Buffer Width (feet)	Buffer Impact (acres)	Credit Needed per Impact Acre	Credit Proposed for Use
Riparian Buffer	55-110	0.27	0.2:1	0.054
Total		0.27		0.054

Mitigation Bank Selection Rationale

The purchase of 0.054 credit at the Skagit Environmental Bank will provide in-kind, in-watershed mitigation for the project’s impact to 0.27 acre of riparian buffer. Both the project and the Bank occur within WRIA 3 and the project site is located within the Bank’s pre-approved service area. The Bank provides appropriate mitigation for the project’s impacts for the following reasons:

- Both the project impact and the Bank occur within WRIA 3
- The project is located within the Bank’s service area (Figure 1)
- Mitigation would be in-kind (the project will impact riparian buffer and the Bank contains both enhanced riparian buffer habitat)
- Mitigation at the Bank will result in no-net-loss of functions within WRIA 3
- Purchase of credits from the Bank is consistent with the mitigation hierarchy established in the 2008 Final Rule on Compensatory Mitigation for Losses of Aquatic resources (The Rule)
- On-site mitigation is not feasible due to maintenance required around the ditch as well as the proximity of SR20. The location of the trail will divide any buffer to the north near the Stabilization Campus from Brickyard Creek. Any on-site planting would not provide ecological benefit to the creek. SWMC 17.65.240 (L) allows for wetland mitigation banks to be used to compensate for impacts located within the service area specified in the mitigation banking instrument.

The Rule creates a preference for the use of mitigation bank credits to compensate for permitted impacts to aquatic resources. The Rule states “when the permitted impacts are located within the service area of an approved mitigation bank, and the bank has the appropriate number and resource type of credits available, the permittee’s compensatory mitigation requirements may be met by securing those credits from the sponsor” (33 CFR part 332.3b(2)). As stated previously in this plan, the project is within the Bank’s service area, the Bank has an adequate amount of credits available for purchase, and the Bank will provide in-kind mitigation the riparian buffer. For these reasons, the purchase of 0.054 credit at the Bank is appropriate compensatory mitigation for the project’s permanent impacts to 0.27 acres of riparian buffer.

Functions Not Mitigated at the Skagit Environmental Bank

It is expected that all functions provided by the impacted buffer will be replaced by the credits purchased at the Bank.

Credit Purchase or Transfer Timing

Credits are anticipated to be purchased following City approval. Proof of purchase will be submitted to the City and County after the transaction has been completed, prior to any ground disturbing activity.

If you have any questions, feel free to contact me at (425) 503-3629.

Sincerely,



Ross Widener
Widener & Associates

SKAGIT ENVIRONMENTAL BANK WRIA 3 - Modified

Source: Skagit County GIS/Mapping Services, Washington State Dept. of Ecology

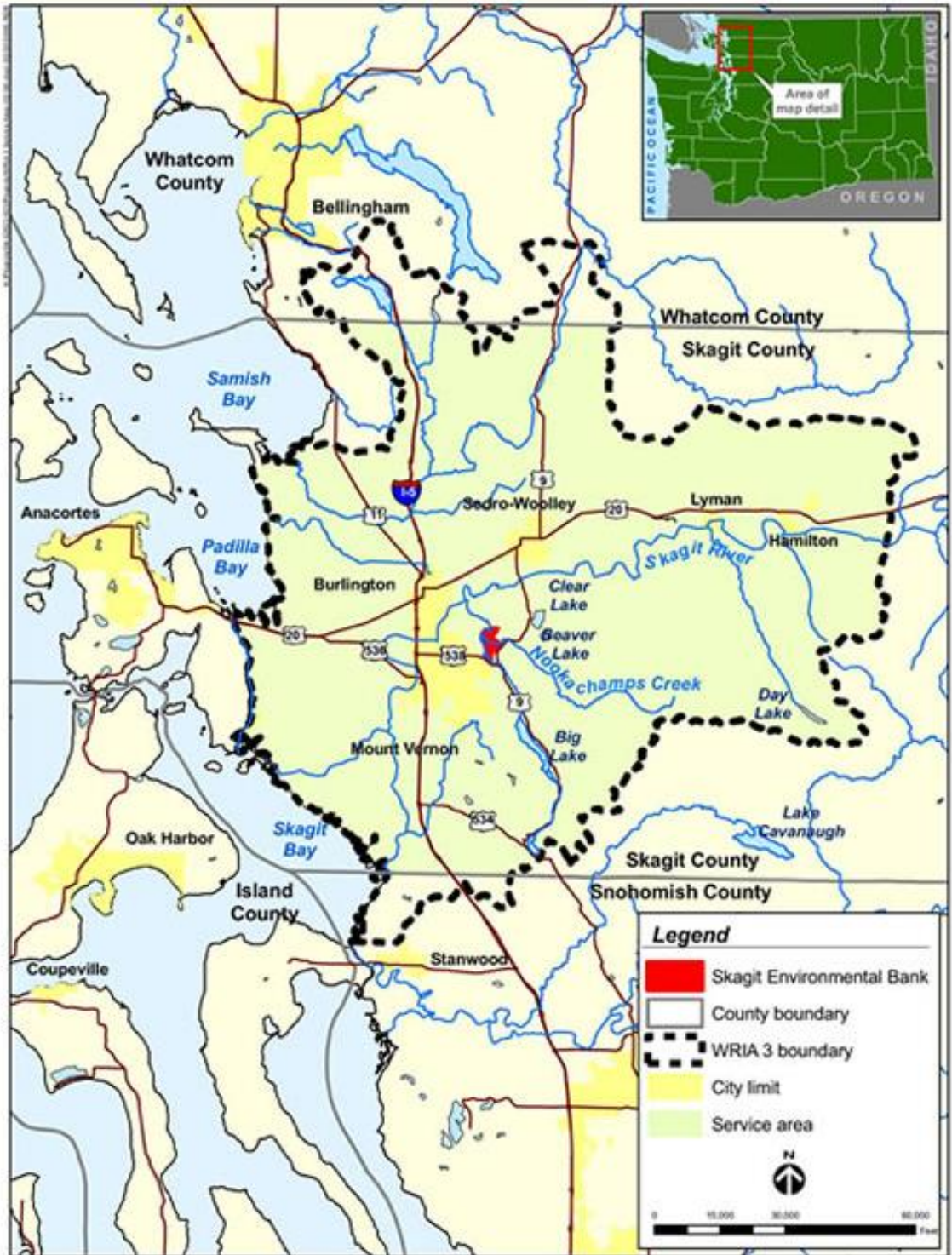
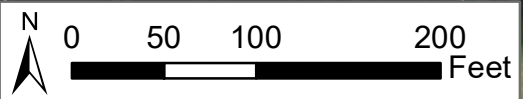
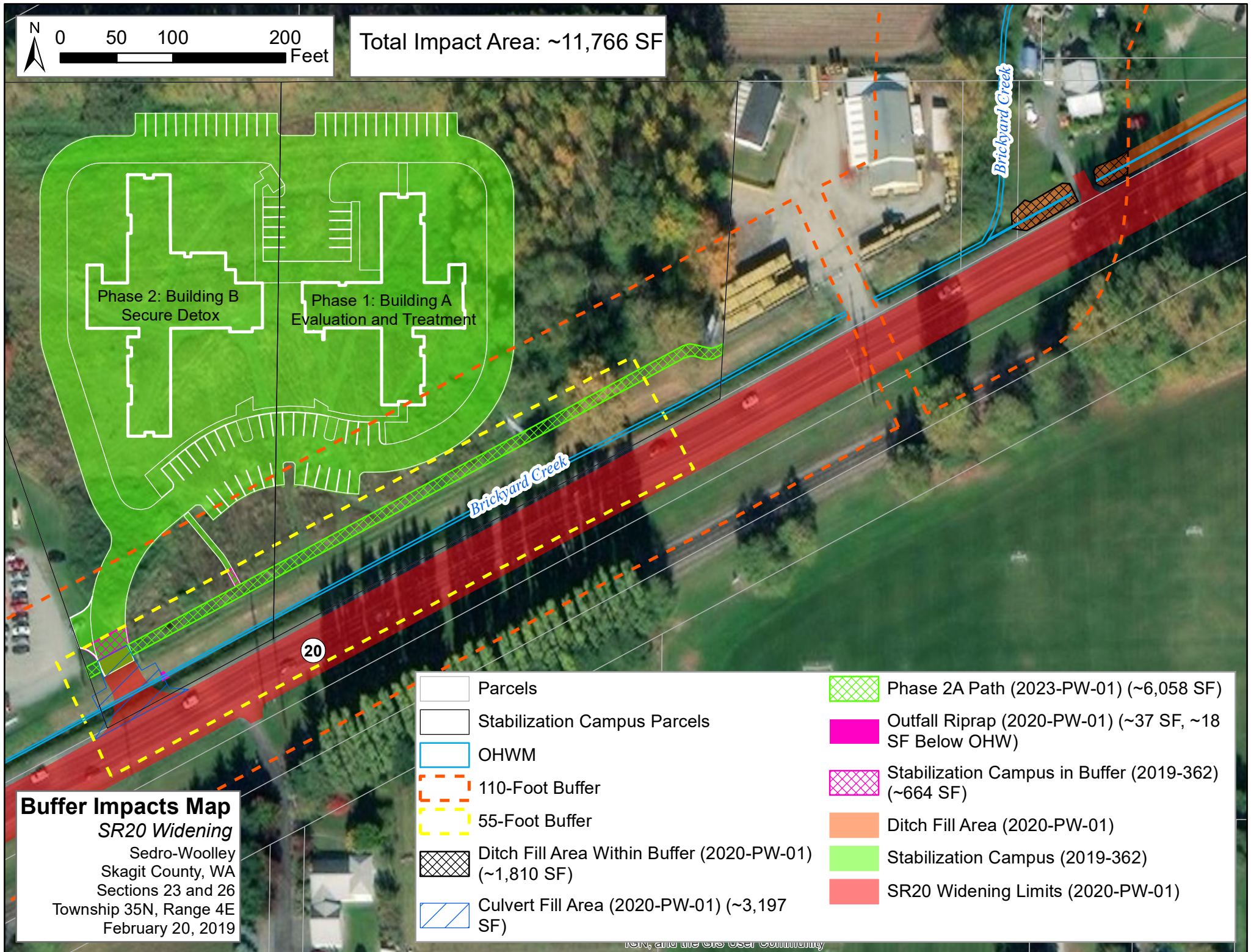


Figure E-1. Service area.

Figure 1: Bank Service Area



Total Impact Area: ~11,766 SF



Buffer Impacts Map
 SR20 Widening
 Sedro-Woolley
 Skagit County, WA
 Sections 23 and 26
 Township 35N, Range 4E
 February 20, 2019

- | | |
|--|--|
| Parcels | Phase 2A Path (2023-PW-01) (~6,058 SF) |
| Stabilization Campus Parcels | Outfall Riprap (2020-PW-01) (~37 SF, ~18 SF Below OHW) |
| OHWM | Stabilization Campus in Buffer (2019-362) (~664 SF) |
| 110-Foot Buffer | Ditch Fill Area (2020-PW-01) |
| 55-Foot Buffer | Stabilization Campus (2019-362) |
| Ditch Fill Area Within Buffer (2020-PW-01) (~1,810 SF) | SR20 Widening Limits (2020-PW-01) |
| Culvert Fill Area (2020-PW-01) (~3,197 SF) | |

SEPA Environmental Checklist

A. BACKGROUND

Exhibit P

to Hearing Examiner Staff Report

1. Name of proposed project, if applicable:
Skagit County Stabilization Campus
2. Name of applicant – Name, phone number & address:
**BCRA
2106 Pacific Ave., Suite 300
Tacoma, WA 98402**
3. Address and phone number of applicant and contact person:
**Contact: Jim Wolch, Architect; Christine Phillips, Planner
(253) 627-4367**
4. Date checklist prepared:
October 4, 2019
5. Agency requesting checklist:
City of Sedro-Woolley
6. Proposed timing or schedule (including phasing, if applicable):
**Construction of 16-bed Evaluation & Treatment Facility to begin in Spring of 2020.
Construction of a 24-bed Detox Facility, date To Be Determined.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No further construction is proposed at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Geotechnical Evaluation; GeoTest Services, Inc.; July 18, 2018
ALTA Survey; Semrau Engineering & Surveying; July 31, 2018
Critical Area Reconnaissance; Bachman Environmental; May 2, 2018
Cultural Resources Report; ERCI; July 11, 2018
Preliminary Stormwater Site Plan; BCRA October 2019**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Design of State Route 20 road widening along with Cascade Trail/Brickyard Creek is underway. Approvals for construction of the culvert and access driveway over Brickyard Creek is included in State Route 20 scope of work.
10. List any government approvals or permits that will be needed for your proposal, if known.
**Essential Public Facility & Conditional Use Permit; City of Sedro-Woolley
Typical Building and Site Development Permits; City of Sedro-Woolley**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This project is a relocation of an Evaluation & Treatment (E&T) facility currently located at North Cascades Gateway Center, 1895 Hub Drive, in Sedro-Woolley. The current 16-bed E&T will be relocated to this site in Phase I, and 24 secure, acute detox/withdrawal management beds will be built in Phase II. Pioneer Center North at the North Cascades Gateway currently offers 141 beds of behavioral health treatment, with a 16-bed co-occurring treatment and a 40-bed opiate use disorder treatment program. These facilities are expected to close and be relocated throughout the region. The proposed secure detox facility provides a different, but related service to those already in operation at Pioneer Center North.

- Phase I – Construction of a 16-bed, 11,500 SF Evaluation and Treatment Facility with related site development including parking and landscaping, and site prep for Phase II.
- Phase II – Construction of a 24-bed, 12,500 SF secure Detox Facility.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

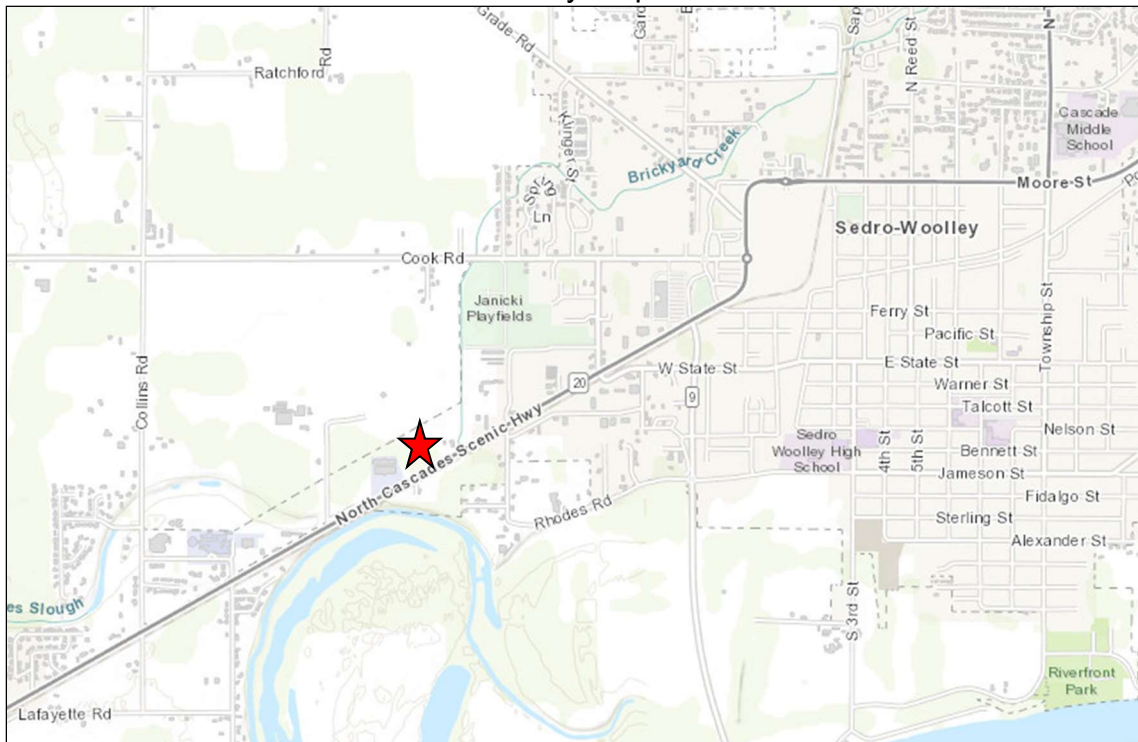
Located on the north side of State Route 20 across from Pinto Lane and northeast of Life Care Center of Skagit Valley.

Parcels: P104178 & P76502 (Sedro-Woolley); P76503 (Skagit County)

Area: 4.21 + 3.20 + 0.66 acres = 8.07 acres

N ½ of NW ¼ and Lot 1, S 26, T 35N, R 4E

Vicinity Map



B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
The site is generally flat with a total grade change of six feet from east to west over approximately 1000 feet.
- b. What is the steepest slope on the site (approximate percent slope)?
There are no significant slopes on the property.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
**General geologic conditions at the site are mapped as Holocene Older Alluvium and Lahar run-out deposits of the Skagit River Valley (Qoa).
Geo Test Services (GTS) interprets the native soils observed onsite to be of alluvial origin and is consistent with mapped geologic resources. See *Geotechnical Evaluation prepared by GTS*.**

The on-site subsurface soils generally consist of 1 to 2 feet of topsoil, subsoil and tilled earth with moderate to high organic content that is representative of previous agricultural use. GTS anticipates that the entirety of previously tilled, elevated organic content topsoil and subsoil in the upper 12 to 24 inches of the site will require removal below the footprint of the planned improvements.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
The are no surface indications or history of unstable soils.
- e. Describe the purpose, type, and approximate quantities of any filling, excavation, and grading proposal. Indicate source of fill.
Approximate cut and fill quantities are 2,000 cubic yards of cut and 11,000 cubic yards of fill. Structural fill as specified in the Geotechnical Evaluation will be from an approved source.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The site is generally level and does not meet the criteria for landslide or erosion hazards. Temporary erosion control measures will be implemented to minimize erosion during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 31% of the site will be covered with building and impervious surfaces with buildout of both proposed phases.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

A temporary erosion control plan will be prepared and implemented during the construction phase in accordance with City of Sedro-Woolley Development Standards. TESC measures will include a temporary construction entrance, filter fabric fence, temporary drainage ditches, straw bales and catch basin protection.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site. Once the project is complete, automobile exhaust from staff, visitors, and other's vehicles, will be the main source of emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Main off-site emissions are from traffic on State Route 20, and odors from the use of fertilizer on nearby agriculture lands, and dust when fields are tilled or crops are harvested. These emissions are not anticipated to affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Dust during construction activities will be managed by the contractor with industry standard best practices.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The nearest water body is Brickyard Creek which is directly adjacent to the south property line. Harts Slough is located approximately 500 feet away, with State Route 20 and elevated railroad tracks in between.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Much of the proposed development will be within 200', including building construction, parking and landscaping, stormwater management and placement of utilities. The driveway over the creek and new culvert is outside of the

property limits and is under a separate development application included with the State Route 20 work.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
No fill or dredge will be placed in the creek with this project.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
The proposed project does not require any surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The subject site is not within an identified 100-year floodplain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
The proposed project does not involve discharges of waste materials into surface waters.

b. Ground:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No ground water withdrawals will be required as a direct result of the proposed project. No water will be discharged to groundwater as a direct result of the proposed project.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. For example: domestic sewage, industrial, containing the following chemicals... agricultural, etc. Describe the general size of the system, the number of such systems, and the number of houses to be served, if applicable, or the number of animals or humans the system(s) are expected to serve.
The subject property will be served by public sanitary and storm sewers. It is anticipated that no waste materials will enter the ground from the subject site.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Drainage patterns in the vicinity will remain as is.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff will be stormwater runoff from building roof tops, concrete walks and asphalt pavement areas. Runoff from the project will be collected by catch basins and roof downspouts and infiltrated in bioretention cells and/or an underground infiltration facility that will treat the stormwater per the 2012 Department of Ecology Stormwater Manual. Any overflows from the underground infiltration facility will discharge to Brickyard Creek.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that waste material will enter ground or surface waters.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, detention and water quality treatment as determined necessary. Stormwater will be managed per the 2012 Department of Ecology Stormwater Manual.

4. Plants

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, spruce, cedar, pine, other,
_____ shrubs
 grass
_____ pasture
_____ crop or grain
_____ orchards, vineyards or other permanent crops
_____ wet soil plants: cattail, buttercup, bulrush, skunk
_____ cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

All vegetation and brush within development area will be cleared prior to construction. Existing trees along north and west property lines will remain, although overgrowth of vegetation and brush around them will be cut back for maintenance purposes.

- c. List threatened or endangered species known to be on or near the site.
None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
Landscaping along creek edge and within parking areas will be designed and installed in accordance with applicable City requirements.
- e. List all noxious weeds and invasive species known to be on or near the site.
Blackberry.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other (list): **birds typical of rural environments such as jays, crows, sparrows etc. are likely to be seen on or near site.**

mammals: deer, bear, elk, beaver, other (list): **small mammals typical of rural environments such as rodents/squirrels, raccoons are likely to be seen on or near the site.**

fish: bass, salmon, trout, herring, shellfish, other (list): **Brickyard Creek is a Type 3 fish bearing stream.**

- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
Skagit County is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in lakes, ponds, wetlands and waterways of the area. Key rest stops are not known to be located within this site, although could potentially be in Harts Slough/wetlands to the south or Gages Slough to the west.
- d. Proposed measures to preserve or enhance wildlife, if any.
The stream buffer along the property edge will be planted as required by city code.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
**Electric – Power and lighting
Natural Gas – HVAC**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project will not adversely affect the potential use of solar energy by the adjacent properties as they are single-story buildings and set back from adjacent properties a minimum of 85 feet and so will not create any shade or shadows on possible structures located there.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
Washington State energy requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no known sources of environmental health hazards.

1) Describe special emergency services that might be required.
None anticipated.

2) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.

- b. Noise:

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Street traffic noise from State Route 20 is not anticipated to affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term noise would result from construction activities. Long term noises associated with the proposed project will include the coming and going of vehicles as well as indoor and outdoor use of the facility by staff and clients.

3) Proposed measures to reduce or control noise impacts, if any.
None proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Currently the project site is undeveloped. To the west is the Life Care Center nursing facility. There are smaller businesses along

State Route 20, but the majority of nearby land is either agricultural or wetland and habitat areas (across State Route 20).

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?
While the site was used for agricultural purposes in the past, it has not been in recent use so has no commercial significance as agricultural resource land.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
There are working farm lands in the vicinity, but this project will not affect them nor be affected by them, with the exception of the dust and odors noted under Item B.2.
- c. Describe any structures on the site.
None
- d. Will any structures be demolished? If so, what?
Not applicable.
- e. What is the current zoning classification of the site?
MC, Mixed Commercial zone
- f. What is the current comprehensive plan designation of the site?
Mixed Commercial
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Brickyard Creek
- i. Approximately how many people would reside or work in the completed project?
It is anticipated that the Evaluation & Treatment facility will be staffed with approximately 38 full-time and part-time employees and the Detox facility with approximately 40 full-time and part-time employees.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement. Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposal will be reviewed through the City's Essential Public Facilities and Conditional Use Permit process, which requires a public hearing before the Hearing Examiner. Project is located commercial zone and is surrounded by a high proportion of agricultural and undeveloped lands. Project will be designed in compliance with city standards.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None proposed as the project is located in a mixed commercial zone along State Route corridor and will not interfere with adjacent agricultural uses.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate high, middle, or low-income housing.
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any.
None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Maximum building height to the roof peak will be approximately 22 feet above grade. Materials will be fiber cement siding, standing seam metal sloped roofs, aluminum windows, and metal storefront system. See Elevation Drawings included with submittal.
- b. What views in the immediate vicinity would be altered or obstructed?
No proprietary or significant views will be obstructed by the proposal.
- c. Proposed measures to reduce or control aesthetic impacts, if any.
Building will be single-story, wood structures with low-sloping and angled roof lines, and varying materials and colors. See Elevation Drawings included with submittal.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Typical parking lot lighting will be directed downward and away

from adjacent properties. Building mounted security lighting will be provided around the perimeter building. Light from vehicle headlights as cars navigate the parking area could occur at any time during the day or night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that the glare resulting from the proposed project will create a safety hazard or interfere with views, and the project will comply with all relevant standards.
- c. What existing off-site sources of light or glare may affect your proposal?
Existing sources of light and glare will not affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any.
Light standards will be installed in locations that minimize the amount of light encroachment on to adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Janicki Fields; Cascade Trail; Harry Osborne Park & Caboose; Bingham Park; Riverside Health Club; United Fitness Center; Sedro-Woolley High School fields.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreation will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
Clients and staff at the facility will have access to outdoor areas attached to the buildings. Cascade Trail is planned to run along Brickyard Creek in the vicinity of this project.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
A Cultural Resources Report was conducted for this project in compliance with WA Department of Archaeology and Historic Preservation (DAHP) requirements. There are no existing structures on the site and no nearby buildings listed on any registers. No protected cultural resources or historic properties were identified during the conducted archaeological investigation.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the

site to identify such resources.

The Upper Skagit Indian Tribe considers the general area to be culturally and historically significant to them, and villages of the Skagit River peoples are known to have existed near the Project area.

There is no visual evidence of use or occupation of the property or adjacent lands. ERCI performed 28 Shovel tests on the site which revealed no protected cultural resources or historic properties., although two nondescript ceramic pieces were observed.

Records of four archaeological sites within 1.5 miles of the Project are on file with DAHP. Records of four National Register of Historic Places properties are on file with DAHP within 1.5 miles of the Project area. See *Cultural Resources Report prepared by ERCI*.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **A Cultural Resources Report was conducted for this project in compliance with WA Department of Archaeology and Historic Preservation requirements. See *Cultural Resources Report prepared by ERCI for a detailed listing of methods and resources*.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **In the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop, any equipment moved away from the location, and the property owner/developer shall follow the protocol in Appendix 3 of the Cultural Resources Report, *Unanticipated Discovery Protocol*, a copy of which is to be on-site at all times.**

14. Transportation

- a. Identify public streets and State Routes serving the site and describe proposed access to the existing street system. Show on site plans, if any. **State Route 20 is the only public right-of-way providing access to this site.**
- b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Bus Route 300 stops outside of the Life Care Center just south of the project site.**
- c. How many additional parking spaces would the completed project have? How many would the project eliminate? **There is no parking currently on the site. 72 stalls are proposed to serve both proposed facilities. Stalls and access drive will be completed in Phase 1.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
State Route 20 is being improved as part of a separate project. This proposal will not require additional improvements.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The proposed project does not require the use of, nor will it occur in the immediate vicinity of water, rail or air transportation systems.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
The completed project will relocate some existing services at North Cascades Gateway Center. This project will reduce existing travel times due to proximity to services. From a traffic report done for an identical 16-bed facility with the same operator also on a highway we have the following information: The site will be a mild generator of new trips. Roughly 70 total daily trips are expected to be generated on a typical weekday with 22 trips during the AM peak hour and 10 trips during the PM peak hour.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
The project will not affect movement of agricultural or forest products in this area. The project has easy access to the main State Route system and does not create significant traffic.
- h. Proposed measures to reduce or control transportation impacts, if any.
None proposed as a result of the project.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Fire, police and ambulance services would continue at a similar service level for relocated and similar uses. However, travel times would be reduced due to proximity to services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The facility operator will contract for required services.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
The proposed building will require all common utilities currently provided on State Route 20.
Electricity – Puget Sound Energy
Natural Gas – Cascade Natural Gas
Refuse Service – City of Sedro-Woolley
Water service – Skagit PUD
Sanitary Sewer – City of Sedro-Woolley
Storm Sewer – City of Sedro-Woolley

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: _____

Name of signee: Christine Phillips

Position and Agency/Organization: Planner with BCRA; agent for owner

Date: October 4, 2019

NOTICE OF PUBLIC HEARING

Thursday, June 18, 2020 at 4:00PM

Virtual Online Meeting via Zoom Webinar

Exhibit Q

To Hearing Examiner Staff
Report

Application: CUP-2019-362, Skagit County Stabilization Campus

Applicant Contact: Christine Phillips, 2106 Pacific Ave, Suite 300, Tacoma, WA 98402

Project Address: Parcels P104178, P76502, 1400 Block of State Route 20, Sedro-Woolley

Project: Proposed Conditional Use Permit to develop a vacant 8 acre property as the new location for the Skagit County Stabilization Campus. The proposed facilities will replace the existing Evaluation and Treatment (E&T) Center currently operating at the SWIFT Center and create a new detox program. This proposal is classified as an essential public facility. Plans for the new facility include two buildings over two phases. Phase one will be a 16 bed E&T facility and site improvements including drive lanes, parking and landscaping. Phase two will be a 24 bed secure detox facility. The E&T facility will provide short-term, acute mental health and psychiatric care for people who are gravely disabled or likely to harm themselves or others. The acute detox facility will provide secure, withdrawal management services for community members who suffer due to a drug or alcohol problem. File #LP-2019-362. This public hearing was originally scheduled for March 13 but was rescheduled at the applicant's request.

Public Comment: Interested persons may comment on the application, receive notice and participate in any hearings and request a copy of the decision. Written testimony may be submitted to: City of Sedro-Woolley Planning Department, ATTN: Assistant Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to kweir@ci.sedro-woolley.wa.us **until 2:00 PM of the date of the public hearing.**

Documents are available for review: Please contact Katherine Weir, Assistant Planner, by email at kweir@ci.sedro-woolley.wa.us to request documents, which will be made available electronically or mailed to requestor. Electronic documents are available at no cost; paper copies will be provided at the requestor's cost. For more information, contact the Assistant Planner. A staff report will be available seven days prior to the hearing.

Hearing Examiner: The Hearing Examiner will hold an open record public hearing on the proposed Skagit County Stabilization Campus at 4:00PM, **Thursday, June 18, 2020** via Zoom Webinar. There is no physical location for the hearing due to COVID-19 closures. Based on the information presented to the Hearing Examiner and testimony at that hearing, the Hearing Examiner will make a decision whether to approve, approve with conditions or deny the conditional use permit for the proposal.

Please click the link below to join the webinar:

<https://zoom.us/j/91762402181?pwd=V0c3bm13R3FNvU5EVktZbTBUTINYUT09>

Password: 158664

Or iPhone one-tap: US: +12532158782,,91762402181#,,1#,158664# or
+16699006833,,91762402181#,,1#,158664#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1
253 215 8782 or +1 669 900 6833 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099
or +1 301 715 8592

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International numbers available: <https://zoom.us/j/91762402181?pwd=V0c3bm13R3FNvU5EVktZbTBUTINYUT09>

Notice Published: Monday, June 8, 2020