

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.