

## 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 Repealed by Ord. 1645-09;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.*

