

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.