

Snohomish County Office of Hearings Administration

3000 Rockefeller Ave., M/S 405 Everett, WA 98201 (425) 388-3538 Hearing.Examiner@snoco.org www.snoco.org **Peter Camp** *Hearing Examiner*

DECISION of the

SNOHOMISH COUNTY HEARING EXAMINER

I. SUMMARY

DATE OF DECISION:	March 7, 2023
PROJECT NAME:	Residential Treatment Facility North
APPLICANT:	Tulalip Tribes 6406 Marine Drive Tulalip, Washington 98271
LOCATION:	7800 block of 300 th St. Stanwood, Washington 98292
OWNER:	Tulalip Tribes 6406 Marine Drive Tulalip, Washington 98271
FILE NO.:	22-102230 CUP
REQUEST:	Conditional use permit to construct and operate a secure civil behavioral health services facility (level II health and social services facility)
DECISION SUMMARY:	Conditional use permit to construct and operate a secure civil behavioral health services facility (level II health and social services facility) is approved with conditions

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III. SITE SUMMARY

LOCATION:	78xx 300 th St. NW Stanwood, Washington 98292			
TAX PARCEL NOS.:	320418-001-001-00 320418-001-014-00			
ACREAGE:	4.66 acres			
COMPREHENSIVE PLAN DESIGNATION:	Local Commercial Farmland			
ZONING:	R-5			
UTILITIES:				
Water:	City of Stanwood			
Sewer:	Not in a sewer district			
Electricity:	Snohomish County PUD No. 1			
SCHOOL DISTRICT:	Stanwood-Camano School District No. 401			
FIRE DISTRICT:	North County Regional Fire Authority			
PDS STAFF RECOMMENDATION:	Approve the proposed behavioral health facility with conditions			

Based on a preponderance of the evidence in the record, the Hearing Examiner finds the following
 facts and makes the following conclusions of law.

3 IV. FINDINGS OF FACT

4 A. Regulatory Review and Vesting

Applicant Tulalip Tribes of Washington, a federally recognized Indian tribe and native sovereign
nation, applied to Snohomish County Planning and Development Services department (PDS) on
January 31, 2022 for a conditional use permit to construct and operate a secure civil behavioral
health services facility. PDS determined the application to be complete for vesting as of the date of
submittal. Tulalip Tribes submitted additional information on June 27, 2022 and August 22, 2022.

1 B. Open Record Hearing

An open record hearing was held on January 24, 2023 and January 26, 2023. The record was left open until February 3, 2023 for the limited purpose of allowing PDS and Tulalip Tribes to respond to public comments and provide additional information regarding traffic and whether patients could walk out of the facility's doors when the civil order confining the patient expires.

6 **C. The Record**

The Hearing Examiner considered exhibits A.1 through M.28, O.1, O.3, P.5 and P.6.¹ The Hearing
Examiner did not consider exhibit U.1, which was a public comment submitted after the record
closed to public comment. The Hearing Examiner also considered the testimony of the witnesses
at the open record hearing. A recording of the hearing is available in the Office of Hearings
Administration.

12 **D. Public Notice**

PDS notified the public of the open record hearing, threshold determination, and concurrency and
 traffic impact fee notifications.²

15 *E. Background Information*

16 **<u>1. Proposal</u>**

Tulalip Tribes proposes to construct and operate a 32-bed secure civil behavioral health facility for
adults, consisting of two buildings with 16 beds each. Tulalip Tribes will provide parking for 60
vehicles. The facility is intended to serve patients who are involuntarily committed by court order
pursuant to chap. 71.05 RCW for stays between 90 and 180 days and patients who voluntarily
commit themselves to inpatient treatment. The patient population will be medically stable and not
involved in the criminal justice system.

23 2. Site Description and Surrounding Uses

The site is zoned R-5 and was created by a boundary line adjustment of a 30-acre site to create a
parcel of approximately 4.66-acres and parcel of approximately 25 acres. The latter parcel will not
be developed under this proposal. The parcel is undeveloped pasture. Surrounding properties are
rural residential properties on five or more acres.

¹ Exhibits O.1, O.3, P.5, and P.6 were submitted by SEPA appellants. The Hearing Examiner dismissed the SEPA appeal, but considers the appeal documents as public comments.

² Exhibits F.1 through F.14.

1 3. Site Visit

2 The Hearing Examiner visited the site unaccompanied and viewed the area from public rights of way on Wednesday, February 15, 2023. H. Ex. Rule of Proc. 1.9 (2021). 3

4 4. Concerns

5 Many community concerns were raised in written comments and testimony in the open record

6 hearing. The concerns range from public safety to protection of the environment to the impact on

7 the rural character of the community. Concerns were raised, too, about the appropriateness of the

8 location for such a facility.

9 Some of the public worried that the facility would house patients accused or convicted of crimes.

However, the facility will not be part of the criminal justice system and will not house patients 10

charged with or convicted of crimes.³ The facility is for civil commitment pursuant to chap. 71.05 11

12 RCW and for patients who voluntary place themselves in the facility for care.

13 Some testified that other locations with closer proximity to public transportation would be more 14 appropriate for the proposed facility. However, the purpose of these proceedings is not to

determine the optimal location for the facility or whether another location may be better, but to 15

16 evaluate this application against county code requirements. County code does not authorize the

17 Hearing Examiner to reject an application because he thinks another location would be more

18 suitable for a proposed development. The proposed use is explicitly permitted by county code and

can only be rejected if it cannot be sufficiently conditioned to mitigate its impact on the 19

20 neighborhood.

21 County code and associated regulations protect critical areas such as wetlands. Health department 22 regulations protect wellheads and public welfare by requiring approval of the design, location, and 23 installation of on-site sewer systems. Setback, building height, and landscaping requirements mitigate a development's impact on the surrounding properties. 24

25 Although the county drainage manual's default preference is for infiltration of stormwater, it is not 26 required when subsurface conditions make infiltration infeasible. Here, subsurface exploration 27 demonstrated the infeasibility of infiltration due to a shallow low permeability layer. Stormwater 28 from hard surfaces such as roofs and the parking area will be collected, detained, receive 29 enhanced water quality treatment, and be discharged at its historic, natural discharge location at a rate and volume designed to maintain the hydroperiod of the on-site wetlands.

³ It is possible that a patient could have been convicted of a crime in the past. The facility will not serve those currently in the criminal justice system.

1 Neighbors expressed concern regarding the impact of the facility on their water wells, but the

- 2 facility will not draw from the aquifer used by the neighbors and instead will obtain water from the
- 3 city of Stanwood.

4 Perhaps most importantly, the community is deeply concerned about safety—a secure civil

5 behavioral health facility is specifically designed to treat patients who are a grave danger to

6 themselves and possibly others. The facility is secure; patients cannot just walk out the door.

Elopements (escapes) of patients subject to court-ordered treatment are rare and almost always
occur away from the facility, such as when a patient visits a health care provider. Between January

9 2018 and December 2022, 60,000 people entered treatment at similar facilities, but less than one-

10 tenth of 1% eloped.⁴

11 Some raised the specter of patients refusing care and simply walking out the door into the rural 12 neighborhood. This is extremely unlikely for several reasons. First, a court ordered the patient to 13 be held in a secure facility so they may receive treatment and begin to recover their health. If they refuse care (including refusal to participate in planning their discharge), they are very unlikely to be 14 15 freed by expiration of a court order; a further court order would usually be entered to maintain them 16 in a secure treatment facility until such time as the patient sufficiently improves or, in the worst 17 case scenario, is transferred to a different facility better able to care for the patient on a long-term basis. Second, approval will be conditioned on prohibiting discharge directly into the rural 18 19 community. Discharge planning will include transportation to the patient's next residence, whether taken there by a friend or family in a car or by taxi or shared ride service. 20

Some expressed concern about calls for emergency services. The patient population is not likely to
 be medically fragile as in a skilled nursing facility.⁵ Patients who are not medically stable will be
 kept at an acute care facility and not transferred to this facility unless and until they are medically
 stable.

Community members worried that the facility would look "institutional" or like a prison and therefore
be inconsistent with the character of the neighborhood. Some even worried that the facility would
be ringed with barbed wire. However, the facility is not designed to look institutional, or like a
prison, or have barbed wire. The buildings will be one-story with sloped metal roofs like many
residential and agricultural buildings in the area.⁶ The siding of buildings will have residential
treatments and fenced areas will be secured without looking like a prison.⁷

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⁴ 59 elopements out of 60,000 detentions. Testimony of Dr. Waterland.

⁵ If the patients were medically fragile, it is unlikely they would be moved from an acute care facility to this facility, which is not designed or equipped to provide acute medical care.

⁶ E.g., ex. B.4.

⁷ E.g., exhibits M.3 and M.4.

Some expressed concerns about the impact of the facility on area property values. The record
 does not contain sufficient legal basis to reject the application. Generalized concerns over impact

3 of a development on area property values do not constitute substantial evidence sufficient to deny

4 the application. See Omnipoint Corp. v. Zoning Hearing Bd. of Pine Grove Twp., 181 F.3d 403, 409

5 (3d Cir. 1999), citing *Cellular Tel. Co. v. Town of Oyster Bay*, 166 F.3d 490, 496 (2d Cir. 1999).

6 The record demonstrates that impact on property values is equivocal at best.⁸

7 **F.** Conditional Use Permit (Chapter 30.42C SCC)

8 An application for a conditional use permit must meet the following criteria: ⁹

- 9 a. The proposal must be consistent with the county's comprehensive plan;
- b. The proposal must comply with the applicable requirements of title 30 SCC;
- c. The proposal will not be materially detrimental to the uses or property in the immediate vicinity; and
 - d. The proposal is compatible with, and incorporates specific features, conditions, or revisions that ensures it responds to, the existing or intended character, appearance, quality of development, and physical characteristics of the site and surrounding property.

16 1. Consistency with Comprehensive Plan (SCC 30.42C.100(1)(a))

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17 The comprehensive plan designates the area as Local Commercial Farmland and is zoned Rural 5-acre. Tulalip Tribes obtained a boundary line adjustment of the approximately 30-acre site to 18 19 carve out 4.66 acres for the facility and leave the remaining 25 acres for agricultural use. While 20 less than 5 acres will be removed from agricultural use, county code explicitly permits the proposed 21 use if conditioned to mitigate its impact on the immediate community. Further, the loss must be balanced against other community needs and comprehensive plan goals and objectives. The 22 23 comprehensive plan explicitly supports public health initiatives like this.¹⁰ No one disputed that 24 more facilities such as this are needed. The proposal is consistent with the comprehensive plan.

⁸ Ex. M.25.
⁹ SCC 30.42C.100(1) (2012).
¹⁰ Comprehensive Plan, Objective IC(1)(G). **Residential Treatment Facility North**22-102230 CUP
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1 2. Compliance with Title 30 SCC (SCC 30.42C.100(1)(b))

a. General Zoning Standards (Chapters 30.22 through 30.26 SCC)

i. Conditional Use Allowed in Zone (Chap. 30.22 SCC)

4 The proposed project is a level II health and social services facility, which is a permitted use with 5 conditions in the R-5 zone.

ii. Height, Setback, Bulk, and Lot Dimensions (Chap. 30.23 SCC)

7 The proposed structure and ground support equipment comply with height, setback, bulk, and lot8 dimension requirements.

iii. Parking (SCC 30.26.030(1))

County code requires PDS to determine an appropriate number of parking stalls. SCC 30.26.035.
A parking study¹¹ prepared at PDS' request estimated peak parking hours, parking space demand,
and turnover. Although the number of staff will vary depending on patient census and visits by
providers, case workers, family, and friends, Tulalip Tribes proposed a ratio of 1.88 parking stalls
per bed, resulting in 30 stalls per building and 60 stalls total. The day shift will likely see
approximately 25 employees per building at full census. This is likely to be an adequate amount of
parking.

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iv. Landscaping (SCC 30.25.025)

County code typically requires a 20-foot-wide type A landscaping buffer along the perimeter of a
 conditional use permit site, although it requires a 20-foot type B landscaping buffer for critical areas
 and a 10-foot type B landscaping buffer along a road frontage.¹² Tulalip Tribes proposes to install
 perimeter landscaping consistent with these requirements.

b. Environmental Review (SEPA) (Chapter 30.61 SCC)

PDS issued a threshold determination of non-significance.¹³ An appeal from the threshold
 determination was filed on October 3, 2022,¹⁴ and dismissed on December 21, 2022.¹⁵

¹¹ Ex. C.6.
¹² SCC 30.25.025(1) (2018).
¹³ Ex. E.1.
¹⁴ Ex. O.1.
¹⁵ E. T.3. **Residential Treatment Facility North**22-102230 CUP
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c. Critical Areas Regulations (Chapters 30.62A, 30.62B, and 30.62C SCC)

2 Three wetlands lie on the site. All three are category III wetlands. One has a habitat score of 6, 3 requiring a buffer of 150 feet, and the other two have habitat scores of 5, requiring buffers of 80 4 feet. Tulalip Tribes will use mitigation measures to reduce the buffers from 150 to 110 feet and from 80 feet to 60 feet. Tulalip Tribes will also use buffer averaging allowed by SCC 5 6 30.62A.320(1)(q)(i) in the eastern portion of the buffers. The buffer will be reduced by 12,610 sq. ft. 7 and replaced by the same amount between the on-site wetlands. The maintenance road. 8 stormwater facilities, and septic drain field line will suffer temporary and permanent impacts, but 9 will be mitigated at an enhanced ratio as provided in SCC 30.62A.320.

Douglas Creek is approximately 500 feet east of the northeastern corner of the site. An on-site
swale converges with Douglas Creek approximately one-quarter mile south of the site, but the
swale does not meet the definition of a regulated stream for at least 550 feet south of the site.

d. Drainage and Grading (Chapters 30.63A, 30.63B, and 30.63C SCC)

Full infiltration of stormwater is not feasible at the site because of relatively low permeability and
the fine-grained nature of lodgement till at a shallow depth. Stormwater will therefore be collected
and conveyed to a detention vault. Enhanced water quality treatment will be provided by a
Department of Ecology approved filter plus a bioretention system. Stormwater will be discharged at
a rate, volume, and duration mimicking predeveloped forested conditions to the existing discharge
location to maintain the hydroperiod of the on-site wetlands.

20 Grading quantities are expected to be approximately 8,500 cubic yards of cut and 10,000 cubic21 yards of fill.

	Description	How Fulfilled?
1	Stormwater Site Plan	The targeted drainage report and preliminary civil drawings satisfy this requirement. ¹⁶
2	Stormwater Pollution Prevention Plan (SWPPP)	Tulalip Tribes submitted a SWPPP that is adequate for preliminary approval.
3	Water pollution source control for new development or redevelopment	Tulalip Tribes must comply with source best management practices.
4	Preservation of natural drainage systems	Natural drainage systems will be preserved to the extent feasible. Stormwater will be discharged at the natural location with an approved dispersion

¹⁶ Exhibits B.2 and C.2.

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		device. No impact to downstream drainage is expected based upon analysis of downstream conditions.				
5	On-site stormwater management	On-site stormwater management will be adequate as described in the stormwater site plan and drainage narrative.				
6	Runoff treatment	Enhanced water quality treatment will be provided by two modular wetland systems for parking, the drive aisle, and fire turnaround. A bioretention cell will provide treatment for roadway runoff from 300 th St. NW.				
7	Flow control requirements for new development or redevelopment	Flow control will be provided by a detention vault.				
8	Detention or treatment in wetlands or wetland buffers	Stormwater discharge will meet wetland hydroperiod protection criteria.				
9	Inspection, operation, and maintenance requirements	Tulalip Tribes provided sufficient operation and maintenance information for preliminary approval.				

e. Impact Mitigation Fees (Chaps. 30.66A, 30.66B, and 30.66C SCC)

The project is not defined as development under SCC 30.91D.200 (2005) and is therefore not subject to parks and recreation impact mitigation fees otherwise required by chapter 30.66A SCC. School impact mitigation fees will not be assessed because the project is not a development as defined by SCC 30.91D.220 (2005).

f. Transportation (Title 13 SCC, EDDS §3-02, and SCC 30.66B.420)

i. Area Transportation

a. Concurrency Determination (SCC 30.66B.120)

9 County ordinances prescribe the measures and tests with which a development must comply. This
10 project meets those measures and tests. The project must be approved if it does not affect a
11 county arterial unit in arrears or cause a county arterial to go into arrears, i.e., fall below the
12 minimum level of service established by ordinance.¹⁷ Transportation Service Area (TSA) A had no

¹⁷ SCC 30.66B.120(1) (2003). Public Works deemed the proposed development concurrent as of August 8, 2022.
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arterial units in arrears or at ultimate capacity as of the date of submittal. The development will not
 likely generate more than 50 peak-hour trips.¹⁸

b. Inadequate Road Conditions (IRC) (SCC30.66B.210)

Irrespective of the existing level of service, a development which adds at least three evening peak
hour trips to a place in the road system that has an Inadequate Road Condition (IRC) must
eliminate the IRC to be approved. The development will not affect any IRCs in TSA A with three or
more evening peak hour trips, nor will it create an IRC. Therefore, it is expected that mitigation will
not be required with respect to IRC and no restrictions to issuance of building permits, certificates
of occupancy, or final inspection will be imposed under SCC 30.66B.210.

c. Impact Fees

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i. County

12 The proposed development must mitigate its impact upon the future capacity of the county's road 13 system by paying a road system impact fee.¹⁹ The road system impact fee will be the product of 14 the average daily trips (ADT)²⁰ created by the development multiplied by the amount per trip for 15 TSA D identified in SCC 30.66B.330. Based on the average daily trips projected for the facility, 16 Tulalip Tribes must pay \$49,104.32 for impacts to the county road system.

1	Number of Beds	32
2	ADT per Bed	8.87
3	New ADT (line 1 x line 2)	283.84
4	ADT Credit for Existing Trips	-0-
5	Net New ADT (line 3 – line 4)	283.84
6	TSA A mitigation fee per ADT	\$173.00
7	Total Road System Impact Fee (line 5 x line 6)	\$49,104.32
8	Number of new square feet to be constructed	31,000
9	Impact Fee per square foot (line 7 ÷ line 8)	\$1.58

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¹⁸ 32 beds x 0.91 AM peak-hour trips/beds = 29.12 net new morning peak-hour trips. 32 beds x 0.67 PM peak-hour trips/bed = 21.44 net new evening peak-hour trips.

¹⁹ SCC 30.66B.310 (2003).

²⁰ Public Works accepted the ADT calculation using sample data from five similar sites.

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ii. Other Jurisdictions

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- - a. State Highway Impacts (SCC 30.66B.710)

3 When a development's road system includes a state highway, mitigation requirements will be 4 established using the county's SEPA authority consistent with the terms of the interlocal agreement between the county and the WSDOT. This is consistent with the county's SEPA policy²¹ through 5 6 which the county designates and adopts by reference the formally designated SEPA policies of 7 other affected agencies for the exercise of the county's SEPA authority.

8 No state highway mitigation payment will be required because no projects on Exhibit C of the 9 interlocal agreement between WSDOT and the county will be affected by three or more directional trips from the development. 10

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b. Cities (SCC 30.66B.710)

12 The county has reciprocal traffic mitigation interlocal agreements with the cities of Arlington and 13 Stanwood. The proposed project will not sufficiently affect the road network of the city of Stanwood 14 as defined by the interlocal agreement to require a mitigation payment to the city.

15 With respect to Arlington, Tulalip Tribes contends that project will not trigger any mitigation fees 16 under the interlocal agreement. Arlington disagreed and requested mitigation based upon the use 17 of mitigation measure two's mitigation zone map. However, an applicant can choose between 18 mitigation measure one or mitigation measure two. Measure one requires a mitigation impact 19 payment if one percent or more the development's evening peak-hour trips affect any 20 improvements identified in the comprehensive plan. Tulalip Tribes chose mitigation measure one 21 and no planned Arlington improvements will be affected by one percent or more of the 22 development's peak-hour trips. Therefore, Arlington's requested mitigation based on measure two 23 is not reasonably related to the impacts of the development as defined by the interlocal agreement 24 and will not be imposed.

ii. Project Site

a. Access

27 The development site will access the public road network on 300th St. NW. Sight distance at the access point to the west is adequate, but sight distance to the east is not.²² Tulalip Tribes applied 28 29 for a deviation from the Engineering Design and Development Standards (EDDS) §3-08.23 Tulalip

²³ PDS file no. 22-102225 WMD.

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²¹ SCC 30.61.230(9) (2012).

²² Ex. C.7, p.5.

Tribes proposed restricting the access to right-in only from eastbound 300th St. NW and right-out
 only from the development on to 300th St. NW. The County Traffic Engineer approved the
 deviation, conditioned on installation of a median island to restrict turning movements.²⁴

b. Right of Way

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The site fronts on 300th St. NW, a minor arterial usually requiring 40 feet of right of way on each
side of the center line. Only 35 feet exists on the development's side of the center line. An
additional five feet of right of way will be required. The additional right of way will not be credited
against the road mitigation payment because 300th St. NW is not in the impact fee's cost basis.

c. Internal Road System

No new public roads will be created within the development. A private commercial access and fire
lane will provide internal vehicular circulation.

d. Frontage Improvements (SCC 30.66B.410)

13 Full urban frontage improvements are usually required where the project abuts a public road.²⁵

Approval will be conditioned installation of asphalt concrete pavement 12 feet wide from the center
 line with an eight-foot-wide paved shoulder. This work will not be credited against the county's road
 impact mitigation fee because 300th St. NW is not in the impact fee's cost basis.

ADA ramps at the intersections of all the roads of the development must comply with minimum
ADA standard requirements for grades and landings as detailed in the current EDDS §4-05 D and
WSDOT Standard Plans F-40 series. A detail of each ADA ramp will be required in the
construction plans.

A horizontal clear/control zone is required along the parcel's frontage.²⁶ Existing or proposed fixed object obstructions must be removed or relocated from this buffer for motorist safety, including utility poles. The clear zone must be established as part of the frontage improvements which must be implemented before the earlier of (a) approval of the final plat or (b) issuance of any occupancy certificate. The clear zone will be addressed during construction plan review.

<u>e. Bicycle</u>

27 The site borders a bicycle route shown on the county-wide bicycle facility system map. The28 frontage improvements will provide the needed bicycle path.

²⁴ Ex. G.1.

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²⁵ Snohomish County Department of Public Works Rule 4222.020(1).

²⁶ EDDS §§4-15, 8-03; WSDOT Utility Manual.

f. Signing and Striping

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Approval will be conditioned on payment by Tulalip Tribes to the county for signing and stripinginstalled or applied by county forces.

4 3. Not Materially Detrimental to Nearby Uses or Property

5 The facility is not physically detrimental to uses or property in the immediate facility, nor is the 6 proposed use materially detrimental. The facility will be set back from the property lines and 7 visually screened by landscaping buffers. The architectural elements of the proposed facility are 8 consistent with the area.²⁷ The buildings are a single story with sloped roofs and residential style window design and spacing. The buildings are therefore architecturally consistent with area 9 development and not detrimental to nearby uses or property. External speakers or public address 10 11 systems will not be allowed, nor will exterior light fixtures without full cut-off features that prevent 12 glare and light pollution. Parking will be behind the buildings; it will not look a strip mall was 13 transplanted from the suburbs to a rural area. Water will be provided by the city of Stanwood and 14 the facility will not impair any neighboring wells or the aquifer. Too, the on-site sewer system will be 15 designed and installed consistent with health department requirements that will protect wellheads 16 of other property in the area.

17 4. Compatibility with Site and Surrounding Property

18 As found above, the proposed facility is visually compatible with the site and surrounding property.

19 The buildings are consistent with the scale of barns, landscaping will screen them visually, and 20 parking will be hidden from view. The wetlands will be protected by a recorded critical area site

parking will be hidden from view. The wetlands will be protected by a recorded critical area site
 plan and buffers. Stormwater will be collected, detained, treated, and discharged at its historic

22 location at a rate and volume to maintain the hydroperiod of the wetlands.

²⁷ Ex. B.4.

1 V. CONCLUSIONS

The Hearing Examiner has authority to approve conditional use permits. SCC 30.42C.020
 (2003); SCC 30.42C.100 (2012); SCC 30.70.025 (2021); SCC 30.72.025 (2012).

2. The proposal is consistent with the county's comprehensive plan, complies or can comply
with the applicable requirements of title 30 SCC, will not be materially detrimental to the uses or
property in the immediate vicinity, and is compatible with, and incorporates specific features,
conditions, or revisions that ensures it responds to, the existing or intended character, appearance,
quality of development, and physical characteristics of the site and surrounding property. ²⁸

9 2. The Hearing Examiner concludes that Tulalip Tribes met its burden of showing the criteria
10 established by county code have been met. The proposal is consistent with the comprehensive
11 plan, county codes, the type and character of land use permitted on the project site, and applicable
12 design and development standards, subject to the conditions described below.

13 3. The Hearing Examiner concludes that adequate public services exist to serve the proposed
project.

15 4. The proposed project will make adequate provisions for public health, safety, and general16 welfare with conditions as described below.

17 5. Any finding of fact in this decision which should be deemed a conclusion of law is hereby18 adopted as a conclusion of law.

19 6. Any conclusion of law in this decision which should be deemed a finding of fact is hereby20 adopted as a finding of fact.

21 VI. DECISION

Based on the foregoing findings of fact and conclusions of law, the Hearing Examiner herebyapproves the conditional use permit, subject to the following conditions:

24 VII. CONDITIONS

25 **A. Operating Conditions**

The facility and its operation shall comply with all applicable federal and state laws and
 regulations, including those of the Washington State departments of Social and Health Services
 and Health. If applicable state or federal standards and regulations change, the facility and its

²⁸ SCC 30.42C.100(1) (2012).

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- operation shall comply with the changed regulation within the timelines required by the revised
 regulation.
- 3 2. The use of external speakers or an external public address system is prohibited.

3. Patients shall not be discharged as pedestrians at the facility's location. Discharge plans shall
include transportation from the facility to the patient's next residence. For example, a patient
should not be allowed to walk out the facility's doors on discharge except to a waiting vehicle
that will transport them to their next residence, such as a friend, family, or caregiver's vehicle,
medical transport vehicle, taxi, or shared ride service vehicle.

- 4. Tulalip Tribes will develop written procedures for notification of the public in case of elopement.
 The procedures will be developed in consultation with law enforcement and with due regard for
 privacy and safety of the patient and community. The procedures may provide for different
 notification procedures and recipients for different situations. The procedures will be available
 to the public upon request and a copy provided to PDS. The procedures shall be finalized prior
 to occupancy and shall be updated no less often than every three years.
- The facility will be staffed at a ratio of at least one clinical staff per four patients, unless
 subsequent standards or best practices identify a higher ratio of staff to patients.
- All approved landscaping shall be maintained after installation. Dead or significantly damaged
 plants and other landscaping material shall be replaced within three months of the death or
 damage. PDS may authorize delay in replacement up to 180-days when plant death or damage
 occurs outside the normal planting season.
- Buildings shall be equipped with NFPA 13 automatic sprinkler systems and NFPA 72 fire alarm
 systems, which shall be maintained in good working order.
- 8. All exterior lighting installed initially or in the future shall prevent glare and light pollution on adjacent properties by being shielded, directed downward, and have full-cutoff features. All site area lighting shall be equipped with (a) motion sensors and (b) integral photocells for dusk to dawn operation. All building-mounted exterior lighting shall be controlled by dusk to dawn sensors.
- 28
 9. Access from and to 300th St. NW shall be restricted to right-in/right-out only, as required by the EDDS deviation approved by the County Traffic Engineer.²⁹
- 30 10. Minor and major revisions to the administrative site plan shall be subject to SCC 30.70.210 or
 30.70.220.

²⁹ PDS file no. 22-102225 WMD.

Residential Treatment Facility North 22-102230 CUP Decision Approving Conditional Use Permit with Conditions Page 17 of 27 11. Nothing in this approval excuses Tulalip Tribes, an owner, lessee, agent, successor or assigns
 from compliance with any other federal, state, or local statutes, ordinances, or regulations
 applicable to this project.

4 **B. Development Conditions**

5 1. General

- 6 12. Exhibit B.1 received by PDS on August 22, 2022 shall be the official site plan. No changes to
 7 the scope or configuration are permitted without prior PDS approval. Any discrepancies
 8 between the approved site plan and title 30 SCC shall be resolved in favor of title 30 SCC.
- 9 13. Exhibit B.3 received by PDS on August 22, shall be the approved preliminary landscaping
 10 plan. Any discrepancies between the approved site plan and title 30 SCC shall be resolved in
 11 favor of title 30 SCC.

12 2. Prior to Commencement of Any Work

- 13 14. No on-site construction activity other than surveying and marking is authorized unless and until
 the required plan approvals have been obtained.
- 15. Boundary line adjustment 22-104576 BLA shall be recorded, and the recording number shall be provided to PDS.
- 16. Tulalip Tribes shall have installed advance warning signs that warn drivers of construction
 vehicles entering and exiting the site. The signs and locations shall be approved by the county.
 The signs shall remain in place until the access point is restricted to right-in and right-out only.
- 17. A landscape maintenance security may be required in accordance with SCC 30.84.150 if
 Tulalip Tribes requests a planting delay and PDS concurs with the suitability of the delay.
- 18. Tulalip Tribes must temporarily mark the boundary of all Critical Area Protection Areas (CAPAs)
 required by chapter 30.62A SCC and the limits of the proposed site disturbance outside of the
 CAPA, using methods and materials acceptable to the county.
- 25 19. A right-of-way use permit is required for work within the county road right-of-way.
- 26 20. Tulalip Tribes shall obtain the permits required for the facility, including a land disturbing activity
 27 permit required by chapters 30.63A and .63B SCC.
- 28 21. The application for a land disturbing activity permit shall include:
- a. A proposed final landscaping plan generally consistent with the approved preliminary
 landscaping plan. The final landscaping plan shall include specifications for design and
 locations for CAPA signs and split rail fencing.

Residential Treatment Facility North

22-102230 CUP Decision Approving Conditional Use Permit with Conditions Page 18 of 27

- b. Revised civil and landscape plans that correctly identify the wetlands as wetlands A, B, and
 C and are consistent with the approved *Wetland Buffer Mitigation Plan* written by Widener
 and Associates and *Wetland and Fish and Wildlife Habitat Assessment Report* written by
 Soundview Consultants, LLC dated January 26, 2022.
- c. A final mitigation plan based on the approved mitigation plan contained in the *Wetland Buffer and Mitigation Plan* written by Widener and Associates dated June 16, 2022, and revised
 August 19, 2022. The mitigation plan shall be included as a plan sheet(s) in the land
 disturbing activity plan set. Any temporary or permanent impacts resulting to Wetlands A
 and B from the proposed culvert replacement shall be accounted for in the final mitigation
 plan. Culvert designs and specifications shall be provided in the land disturbing activity
 construction plans.
- 12 d. The landscape plan review fee. SCC 30.86.145(1).
- 13 e. A full drainage plan pursuant to chapters 30.63A and 30.63B SCC.
- 14 22. The land disturbing activity permit shall include:

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- a. Conditions that incorporate the inadvertent discovery protocols contained in the Cultural Resources Assessment for a Proposed 32-Bed Behavioral Health Center, prepared by Drayton Archaeology, dated January 5, 2022.
- 18 b. The following text required by SCC 30.32B.210:³⁰

Your real property is on, adjacent to, or within 1,300 feet of designated farmland; therefore, you may be subject to inconveniences or discomforts arising from agricultural activities, including but not limited to, noise, odors, fumes, dust, smoke, the operation of machinery of any kind (including aircraft), the storage and disposal of manure, the application by spraying or otherwise of chemical or organic fertilizers, soil amendments, herbicides and pesticides, hours of operation, and other agricultural activities.

- 26Snohomish County has adopted an Agricultural Lands Regulations (chapter2730.32B SCC) which may affect you and your land. You may obtain a copy of28chapter 30.32B SCC from Snohomish County.
- A provision of chapter 30.32B SCC provides that "agricultural activities
 conducted on designated farmland in compliance with acceptable agriculture

³⁰ SCC 30.32B.210(2) (2018) requires the disclosure in all development permits. Although "development permit" is undefined in county code, and "development" is defined in chap. 30.91D SCC in a way that does not include this work, the definition of "development activity" includes land disturbing activity. SCC 30.91D.240 (2003).

practices are presumed to be reasonable and shall not be found to constitute a nuisance unless the activities have a substantial adverse effect on the public health or safety."

This disclosure applies to the real property upon any development or building permit approval; or, in the case of real property transfers, the disclosure applies to the subject property as of the date of the transfer. This disclosure may not be applicable thereafter if areas designated as farmland are changed from the farmland designation.

- 9 Prior to issuance of the land disturbing activity permit:
- 23. Tulalip Tribes shall obtain approval of its on-site sewer system design from the Health
 Department and provide a copy of the design and approval to PDS.
- 12 24. Tulalip Tribes shall record the following with the County Auditor and provide PDS with a copy of
 13 the recorded document and Auditor's file number:
- 14 a. Stormwater facility easement.
- 15 b. Off-site septic easement.

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- c. Declaration of covenant for maintenance of the pre-treatment system of the on-site sewer system.³¹
- d. A Critical Areas Site Plan (SCC 30.62.160) that designates critical areas and their buffers
 as Critical Area Protection Areas (CAPAs). A copy of the recorded plan and the Auditor's
 recording file shall be provided to PDS. The plan must identify areas which are currently
 being used for other purposes (e.g., mowed fields). The plan must contain the following
 restrictive language:

Except as provided herein All CRITICAL AREA PROTECTION AREAS shall be left permanently undisturbed in a substantially natural state. No clearing, grading, filling, building construction or placement, or road construction of any kind shall occur except: non-ground disturbing interior or exterior building improvements; routine landscape maintenance of established, ornamental landscaping; nonground disturbing normal maintenance or repair; felling or topping of hazardous trees based on review by a qualified arborist; removal of noxious weeds conducted in accordance with chapter 16-750 WAC; maintenance or replacement that does not expand the affected area of septic tanks and

³¹ See testimony of Evan Haines.

Residential Treatment Facility North

22-102230 CUP Decision Approving Conditional Use Permit with Conditions Page 20 of 27

- 1drainfields, wells, or individual utility service connections; data collection by non-2mechanical means; and non-mechanical survey and monument placement.
 - e. An executed land use permit binder.
- 4 25. Tulalip Tribes shall have paid:

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- a. A landscape site inspection fee consistent with SCC 30.86.145(3).
 - b. The amount required by the county for installation of signs and striping. SCC 13.10.180.

7 3. Prior to Combustible Construction

8 26. Tulalip Tribes shall have provided PDS with a final certificate of water availability that verifies all
9 hydrants have been installed, are charged and operational, and the minimum required fire flow
10 can be met.

11 4. Prior to Final Inspection of the Land Disturbing Activity Permit

- 27. The high decorative screen fence detailed on sheet L-520 of the approved preliminary
 landscape plan must be satisfactorily installed adjacent to the parking lot, as depicted on
 sheets L-210, L-211, and L-212 of the preliminary landscape plan.
- 28. All CAPA boundaries shall have been permanently marked on the site prior to final inspection
 by the county, with both CAPA signs and adjacent markers which can be magnetically located
 (e.g., rebar, pipe, or 20 penny nails). Tulalip Tribes may use other permanent methods and
 materials if they are approved by the county before installation. Where a CAPA boundary
 crosses another boundary (e.g., lot, tract, plat, or road), a rebar marker with surveyors' cap and
 license number must be placed at the line crossing.
- 29. CAPA signs shall have been placed no greater than 100 feet apart around the perimeter of the
 CAPA. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1
 sign shall be placed in any lot that borders the CAPA, unless otherwise approved by the county
 biologist. The design and proposed locations for the CAPA signs shall be submitted to PDS for
 review and approval prior to installation.
- 26 30. The final mitigation plan shall have been implemented to the satisfaction of the county.
- 27 31. Mitigation maintenance and warranty security shall have been provided in accordance with the
 28 mitigation and warranty security requirements of chapter 30.84 SCC to ensure that the
 29 mitigation meets the performance requirement targets contained in the approved mitigation
 30 plan.
- 31 32. Split-rail fencing shall be satisfactorily installed around the boundary of CAPA.

1 5. Building Permits

- 33. The architectural plans submitted for building permit review shall comply with all applicable
 building and fire code requirements and with conditions 7 (automatic fire sprinklers and alarms)
 and 8 (exterior lighting).
- 5 34. Prior to building permit issuance:
 - a. Tulalip Tribes shall provide PDS with a copy of the Snohomish County Department of Health's approval of the on-site sewer system installation.
 - b. Tulalip Tribes shall pay an impact fee to Snohomish County for traffic impacts on the county's road system in the amount of \$49,104.32. The impact fee shall be distributed to each Transportation Service Area in accordance with SCC 30.66B.340, as indicated in the allocation table below. This payment may be made proportionately with each building permit.

Road System Impact Fee Allocation Table					
To TSA	Total Amount				
TSA A	\$16,312.46				
TSA B	\$4,556.88				
TSA C	\$373.19				
TSA D	\$21,055.93				
TSA E	\$2,293.17				
TSA F	\$4,512.69				
Total Owed: \$49,104.32					

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- c. Tulalip Tribes shall have deeded five feet as right of way along the property frontage on 300th Street NW for a total of 40 feet from the center line of the right of way, or as determined by the Department of Public Works.
- 17 35. As required by SCC 30.32B.210, the following disclosure language of SCC 30.32B.220 shall be
 18 included on the commercial building permit:
- Your real property is on, adjacent to, or within 1,300 feet of designated farmland;
 therefore, you may be subject to inconveniences or discomforts arising from
 agricultural activities, including but not limited to, noise, odors, fumes, dust, smoke,
 the operation of machinery of any kind (including aircraft), the storage and disposal
 of manure, the application by spraying or otherwise of chemical or organic fertilizers,
 soil amendments, herbicides and pesticides, hours of operation, and other
 agricultural activities.

Residential Treatment Facility North

- Snohomish County has adopted an Agricultural Lands Regulations (chapter 30.32B
 SCC) which may affect you and your land. You may obtain a copy of chapter 30.32B
 SCC from Snohomish County.
- A provision of chapter 30.32B SCC provides that "agricultural activities conducted on
 designated farmland in compliance with acceptable agriculture practices are
 presumed to be reasonable and shall not be found to constitute a nuisance unless
 the activities have a substantial adverse effect on the public health or safety."
- 8 This disclosure applies to the real property upon any development or building permit 9 approval; or, in the case of real property transfers, the disclosure applies to the 10 subject property as of the date of the transfer. This disclosure may not be applicable 11 thereafter if areas designated as farmland are changed from the farmland 12 designation.

13 6. Prior to Occupancy

- 36. The elopement notification procedures required by condition 4 shall be finalized and a copyprovided to PDS.
- 37. Prior to installation of the proposed monument sign, Tulalip Tribes shall obtain a sign permit.
 The proposed monument sign shall substantially match the proposed monument sign on the conditional use application signage plan and be located as shown on the approved site plan.
- 38. All required landscaping, including perimeter, parking, and site, shall be installed, and a
 qualified landscape designer shall certify to PDS that the installation complies with county code
 and the approved plans.
- 22 39. All fire hydrants shall have been equipped with the following:
- 23 a. A 4-inch Storz steamer port.

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- b. The top of the hydrant shall be painted pursuant to the level of service provided. The tops of the hydrants shall be painted blue because the level of service provided is greater than 1,500 gpm.
- 40. Tulalip Tribes shall have installed blue street reflectors hydrant side of the center line to assist
 approaching emergency vehicles apparatus to locate the hydrant.
- 41. Tulalip Tribes shall have installed all fire lane pavement striping per the approved site plan. The
 fire lane shall be labeled "No Parking Fire Lane" every 50 feet.
- 42. Tulalip Tribes shall have constructed rural frontage improvements along the parcel's frontage
 on 300th Street NW to the satisfaction of the county.

Residential Treatment Facility North

22-102230 CUP Decision Approving Conditional Use Permit with Conditions Page 23 of 27 43. The access point shall be restricted to right-in/right-out only and the construction of this access
 restriction will be to the satisfaction of the county

3 **C. Termination and Expiration**

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- 4 44. This conditional use permit shall expire:
- a. Five years from the date of this approval if the proposed use has not commenced (SCC 30.70.140); or
 - b. One year after the site ceases to be used as a secure inpatient behavioral health facility.
- 8 45. This conditional use permit shall terminate if:
- 9 a. Conditions of this permit are violated and not promptly corrected;
- 10 b. Conditions of this permit are repeatedly violated, even if promptly corrected;
 - c. Any license or permit required by state or other law or regulation for operation of the facility expires or is terminated; or
 - d. Applicable federal, state, or local laws or regulations are violated and not promptly corrected.

Decision issued this 7th day of March, 2023.

Peter B. Camp

Peter B. Camp Hearing Examiner

1 VIII. EXPLANATION OF RECONSIDERATION AND APPEAL PROCEDURES

The decision of the Hearing Examiner is final. Any party of record petition the Hearing Examiner to
reconsider the decision and any party of record may appeal the decision to the County Council.
However, reconsideration by the Hearing Examiner may also be sought by a party of record. The
following paragraphs summarize the reconsideration and appeal processes. For more information
about reconsideration and appeal procedures, please see chapter 30.72 SCC and the respective
Hearing Examiner and Council Rules of Procedure.

8 **Reconsideration**

- 9 Any party of record may request reconsideration by the Hearing Examiner from the date of this
- 10 decision. A petition for reconsideration must be filed in writing with the Office of Hearings
- 11 Administration, 2nd Floor, Robert J. Drewel Building, 3000 Rockefeller Avenue, Everett,
- 12 Washington, (Mailing Address: M/S No. 405, 3000 Rockefeller Avenue, Everett WA 98201) by
- 13 hand delivery, US mail, or email³² on or before March 17, 2023. There is no fee for filing a petition
- 14 for reconsideration. The petitioner for reconsideration shall mail or otherwise provide a copy of the
- 15 petition for reconsideration to all parties of record on the date of filing. SCC 30.72.065.
- A petition for reconsideration does not have to be in a special form but must contain the name,
 mailing address and daytime telephone number of the petitioner, the signature of the petitioner or
 of the petitioner's attorney, if any; identify the specific findings, conclusions, actions and/or
 conditions for which reconsideration is requested; state the relief requested; and, where applicable,
 identify the specific nature of any newly discovered evidence and/or changes proposed by the
 applicant.
- 22 The grounds for seeking reconsideration are limited to the following:
- 23 (a) The Hearing Examiner exceeded his jurisdiction;
- 24 (b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;
- 25 (c) The Hearing Examiner committed an error of law;
- 26 (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by the
 27 record;
- 28 (e) New evidence is discovered which could not reasonably have been produced at the hearing
 29 and which is material to the decision; or

³² Hearing.Examiner@snoco.org.

Residential Treatment Facility North

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- (f) The applicant proposed changes to the application in response to deficiencies identified in
 the decision.
- Petitions for reconsideration will be processed and considered by the Hearing Examiner pursuant
 to the provisions of SCC 30.72.065. Please include the county file number in any correspondence
 regarding this case.

6 Appeal

- 7 An appeal to the County Council may be filed by any aggrieved party of record <u>on or before</u>
- 8 March 21, 2023. Where the reconsideration process of SCC 30.72.065 has been invoked, no
- 9 appeal may be filed until the reconsideration petition has been decided by the hearing examiner.
- 10 An aggrieved party need not file a petition for reconsideration but may file an appeal directly to the
- 11 County Council. If a petition for reconsideration is filed, issues subsequently raised by that party on
- 12 appeal to the County Council shall be limited to those issues raised in the petition for
- 13 reconsideration.

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- 14 Appeals shall be addressed to the Snohomish County Council but shall be filed in writing with the
- Department of Planning and Development Services, 2nd Floor, County Administration-East
 Building, 3000 Rockefeller Avenue, Everett, Washington (Mailing address: M/S No. 604, 3000
 Rockefeller Avenue, Everett, WA 98201), and shall be accompanied by a filing fee in the amount of
 five hundred dollars (\$500.00) for each appeal filed; PROVIDED, that the fee shall not be charged
 to a department of the County. The filing fee shall be refunded in any case where an appeal is
 summarily dismissed in whole without hearing under SCC 30.72.075.
 - 1. Scan the original manually signed (handwritten) copy of the appeal document;
 - 2. Send your appeal as an email attachment to epermittech@snoco.org. Please include your phone number where you can be reliably reached.
 - 3. Staff will call you to collect your credit card information and process your payment.
 - 4. Mail the original to Snohomish County PDS, 3000 Rockefeller M/S 604, Everett, WA 98201.
- An appeal must contain the following items in order to be complete: a detailed statement of the grounds for appeal; a detailed statement of the facts upon which the appeal is based, including citations to specific Hearing Examiner findings, conclusions, exhibits or oral testimony; written arguments in support of the appeal; the name, mailing address and daytime telephone number of each appellant, together with the signature of at least one of the appellants or of the attorney for the appellant(s), if any; the name, mailing address, daytime telephone number and signature of the appellant's agent or representative, if any; and the required filing fee.
- 33 The grounds for filing an appeal shall be limited to the following:
- 34 (a) The decision exceeded the Hearing Examiner's jurisdiction;
- 35 (b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;
- 36 (c) The Hearing Examiner committed an error of law; or

Residential Treatment Facility North

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Decision Approving Conditional Use Permit with Conditions Page 26 of 27

- (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by substantial evidence in the record. SCC 30.72.080
- Appeals will be processed and considered by the County Council pursuant to the provisions of
 chapter 30.72 SCC. Please include the county file number in any correspondence regarding the
 case.
- 6 <u>Staff Distribution:</u>
- 7 Department of Planning and Development Services: Rebecca Samy
- 8 The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may
- 9 request a change in valuation for property tax purposes notwithstanding any program of
- revaluation." A copy of this Decision is being provided to the Snohomish County Assessor as
 required by RCW 36.70B.130.

Residential Treatment Facility North 22-102230 CUP Decision Approving Conditional Use Permit with Conditions Page 27 of 27

P08 & Agency Line 2.3 2023 CUP Residentil Treatment Facility M0 Allee Ferry Allee Ferry Allee Ferry Comments/Support Beggermeiner Facility M0 Comments/Support Anna Neponusceno 1070 FB ASh 55, Sul Face Sismovol W1 9829 Reserved M040000 Comments/Support Brace Collins 1070 FB ASh 75, Sul Face Sismovol W1 9829 Response PolyComments/Support Brace Collins 1070 FB Ash 75, Sul Face Camavol W1 9829 Response PolyComments/Support Card Norrak Witting 1292 Ashu Ms Lane Camavol W1 9829 Response PolyComments/Support Card Norrak Witting 128 Aspyrt Hollow Road Sumvool W1 Sumvool W2 9829 Response PolyComments/Support Card Norrak Witting 128 Aspyrt Hollow Road Sumvool W1 Sumvool W1 Response PolyComments/Support Card Norrak Witting 128 Aspyrt Hollow Road Sumvool S		Name	Address	City State	e Zip	E-Mail	Concerns
Alie PerySta Dovo DriveSecond StateSecond State <th>POR & Agency List</th> <th>22-102230-CUP</th> <th>Residential Treatment Facility North</th> <th>Hearing: Jan 24,</th> <th>25 & 26</th> <th>2023, 9:00 a.m. and 6:00 p.m. on Jan 26, 20</th> <th>23</th>	POR & Agency List	22-102230-CUP	Residential Treatment Facility North	Hearing: Jan 24,	25 & 26	2023, 9:00 a.m. and 6:00 p.m. on Jan 26, 20	23
Alle Perysheparda@homal.comComment/SupportAllow Wareer16 Dove DriveServar U (2000)Servar U (2000)Comment/SupportComment/Suppo	PUBLIC COMMENTS	Allen Saunders				allen.saunders@comcast.net	Comments/Opposition
Amy Bergemeieruser set of the		Allie Perry				sheparda@hotmail.com	•••
Anna Rapomucon1107 NE 45th S. Suide 320Soattlewa81205anepomucon@inaritwa.orgComment/SupportAnne Jones767 Stauffer RdStanwoodVA8120anepomucon@inaritwa.orgComment/SupportBruce ColinsBruce & Peggy Kitting7229 286th P1NWStanwoodVA8222philandcand@wavecable.comComment/SupportCarol Lovorik VolkmanCarnol Sitting1025 Agua Vista LaneCarnol Sitting8222philandcand@wavecable.comComment/SupportCarol KorpiCarol Korpi5128 Happy Hollow RoadStanwoodVA8222philandcand@wavecable.comComments/SupportCatherine Capenter5128 Happy Hollow RoadStanwoodVA8222philandcand@wavecable.comComments/SupportChris Ison5128 Happy Hollow RoadStanwoodVA8222philandcand@wavecable.comComments/SupportChris IsonChris IsonCarol KorpiCarol KorpiComments/SupportComments/SupportChris IsonChris IsonCarol KorpiCarol KorpiComments/SupportComments/SupportChris IsonCarol KorpiKarol KorpiCarol KorpiComments/SupportComments/SupportChris IsonKarol KorpiKarol KorpiCarol KorpiCarol KorpiCarol KorpiChris IsonKarol KorpiKarol KorpiCarol KorpiCarol KorpiCarol KorpiChris IsonKarol KorpiKarol KorpiCarol KorpiCarol KorpiCarol KorpiChris IsonKarol KorpiKarol Kor		Allison Warner	316 Dove Drive	Camano Isla WA	98282	allisivy@gmail.com	Comments/Support
Anne Jones7607 struffer Rd.StanwodWA9829ansexwapneth@yshoc.com/sjones@port/comments/ Opposition berakcos@praniter.comOComments/ OppositionBruce Collins7229 286th PI NWStanwodWA9829pregpon321 @yshoc.comP01/OppositionCandace Trautiman1252 Agua Yusta LaneBinab Stal WA9829pregpon321 @yshoc.comComments/SupportCarol NorloCarol NorloComments/Supportcarol dovak@poillow.comComments/SupportCarol NorloStawod WA9829ryuher@earthlink.netComments/SupportChrist BallStawod WA9829ryuher@earthlink.netComments/SupportChrist BallStawod WA9829ryuher@earthlink.netComments/SupportChrist BallFranceFrancecaptarshi@gmail.comComments/OppositionChrist BallFranceFrancecaptarshi@gmail.comComments/OppositionChrist BallFranceFranceFrancecaptarshi@gmail.comComments/OppositionChrist BallFranceFranceFranceFrancecaptarshi@gmail.comComments/OppositionChrist BallFranceFranceFranceFranceComments/Supportcaptarshi@gmail.comComments/OppositionChrist BallFranceFranceFranceFranceFranceComments/SupportChrist BallMount Baker MeadowsFranceFranceFranceComments/SupportDavid FugatoTraceFranceFranceFranceFranceComments/Suppo		Amy Bergemeier				abergemeier@yahoo.com	Comments/ Opposition
Anne lones7607 Stauffer RdStanwodWA98/29annewaynorth@yahoa.com /ajones@mot_Comments/ OppositionBruce CollinsErrak cos@multicanDOR/OppositionBruce & Peggy Kitting7229 286th PI NWStanwodWA8293Peggy pont321 @yahoa.comDOR/OppositionCandace K Peggy Kitting7229 286th PI NWStanwodWA8293Pilandcand/@waccable.comComments/SupportCarol Dorak Voltman125 Aqua Vista LaneCanano Isia WA8292Pilandcand/@waccable.comComments/SupportCarol Dorak Voltman5128 Happy Hollow RoadStanwodWA8292rukner@earthlink.netComments/SupportChrist Baron5128 Happy Hollow RoadStanwodWA8292rukner@earthlink.netComments/OppositionChrist BaronStanwodKA8292rukner@earthlink.netComments/OppositionChrist BaronStanwodKA8292rukner@earthlink.netComments/OppositionChrist BaronStanwodKA8292rukner@earthlink.netComments/OppositionChrist BaronKaronKaronKaronComments/OppositionComments/OppositionChrist BaronKaronKaronKaronKaronComments/OppositionChrist BaronMout Baker MeadowsKaronKaronKaronComments/OppositionDavid FuggeMout Baker MeadowsKaronKaronKaronComments/OppositionDavid FuggeMout Baker MeadowsKaronKaronGamandaceK		Anna Nepomuceno	1107 NE 45th St, Suite 330	Seattle wa	98105	anepomuceno@namiwa.org	Comments/Support
Bruce Collins Stanwood Wa St			7607 Stauffer Rd	Stanwood WA	98292	anniewaynorth@yahoo.com /ajones@sno	-i Comments/ Opposition
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SEPA APPEAL (Dismissed 12/21/22)

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Appellant

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