



Telecare – Pierce County Residential Treatment Facility (Milton, WA) Conditional Use Permit and Major Site Plan Review Criteria Responses (Milton Municipal Code Process IV)

Address: 7224 Pacific Hwy E, Milton WA 98354

Parcel: 0420053048

Total Site Area: 91,500 SF; 2.10 acres

The following discussion outlines the site plan and conditional use permit criteria that apply to the land use approvals for the proposed facility. Relevant text from the Milton Municipal Code (referred to herein as the “Code” or “MMC”) is reproduced verbatim below, and each subsection is followed by a brief summary (appearing *in italics*) of the facility’s compliance with each criterion.

Site plan review and approval criteria (MMC 17.62.050)

A. The hearing examiner or the director shall review and approve, approve with conditions, or disapprove the site plans for all proposed new developments or structures where site plan approval is required.

B. The hearing examiner or the director shall make the following findings:

1. The site is of adequate size to accommodate the proposed use, including, but not limited to, parking, traffic circulation, and buffers from adjacent properties, if needed; and

Response: the site is 2.1 acres and the proposed building is 12,000 SF with 25 parking stalls. This fits very nicely on the level part of the property leaving the sloped vegetated edges undisturbed. The building is set a minimum of 15’ from the from the street property line, incorporating the 10 foot width of landscaping, and is 70’ from the north property line and 130’ from the east property line. The parking lot is 5’ from the south property line.

2. All external illumination is designed to face inward, so that impact to adjacent properties is minimized to the greatest extent practicable; and

Response: All building and parking lot lighting will be designed to not create spillover on adjacent properties and will also be designed for safety and functionality.

3. Parking areas are designed to assure that headlight glare from internal traffic does not affect motorists on adjoining streets; and

Response: Parking lot is separated from the street edge by a 10’ wide landscape strip. Generally, internal automobile circulation is set far enough back so that lights would not affect adjacent motorists.



4. On-site drainage is designed to assure that post-construction drainage has no greater impact on downstream properties than preconstruction drainage; and

Response: On-site drainage will be designed according to current Stormwater Manuals for retaining, treatment, and dispersal of stormwater to public stormwater system.

5. There is adequate sight distance at each proposed point of access to the site to assure traffic safety; and

Response: Only one access point is proposed centrally along the property edge, and more than 150' from the nearest property access point to the south. The highway is straight at this point with clear visibility in both directions.

6. If the site abuts an existing residential use, a solid visual and noise barrier composed of fencing and landscaping will be in place prior to occupancy; and

Response: The site does not abut an existing residential use. The nearest residential uses are across Hwy 99. Those residences back up to Hwy 99 and are screened by existing dense vegetation. Hwy 99 is a four-lane, heavily trafficked Principal Arterial with a speed limit of 45 mph, which carries the major local truck transportation between Fife and Federal Way and further.

7. The site plan is consistent with the policies set forth in the state's Growth Management Act; and

Response: The proposal constitutes an essential public facility (EPF), which is protected under the policy mandates of the Washington State Growth Management Act (GMA), including RCW 36.70A.200. In addition to requiring accommodation of EPFs, the GMA also requires local governments to manage growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. This project site is mapped as a seismic hazard and a critical areas report is generated to review this aspect. Otherwise this project is in keeping with the city's comprehensive plan for growth management.

8. The site plan is consistent with the city's comprehensive plan; and

Response: The site plan is consistent with the Light Industrial and the West Milton Commercial provisions of the City's Comprehensive Plan, as further detailed below. This facility will add 38 jobs to the city, requiring various skill levels in healthcare services, and increase the city's economic base.



BUSINESS (B) / LIGHT MANUFACTURING (M-1) DISTRICTS GOALS AND POLICIES

Goal B/LM 1 Business and light manufacturing development shall be consistent with the character of Milton, shall be of high quality design, and shall help to meet the community’s commercial service needs and employment needs.

Pol. B/LM 1.2 The Light Manufacturing land use designation and zoning district provides for heavy commercial and light industrial uses that are compatible with City character and vision and that contribute to the City’s economic mix.

Pol. B/LM 1.3 Business and light manufacturing uses shall be well buffered from adjacent non-business properties.

Pol. B/LM 1.4 Business and light manufacturing uses should be encouraged along existing commercial corridors in areas such as the Uptown Special Planning Area and the West Milton Commercial District Special Planning Area.

a. Encourage flex space and business incubation centers along the SR 99 corridor in the West Milton Commercial District Special Planning Area.

Pol. B/LM 1.5 Promote new service-oriented businesses, such as retail and professional businesses.

Pol. B/LM 1.6 Recognize the importance of Businesses and Light Manufacturing lands to City and regional economic sustainability, and strive to prevent the loss of these lands.

Pol. B/LM 1.7 Utilize creative site design to preserve and protect natural features.

WEST MILTON COMMERCIAL DISTRICT SPECIAL PLANNING AREA

Goal WMCD 1 Support future development of the West Milton Commercial District Special Planning Area as a successful flexible space employment center.

Pol. WMCD 1.1 Provide regulatory support for a flexible range of employment opportunities that allow for light industrial, retail, office, warehouse, restaurant, and other potential uses.

Regulations should recognize the variety in scale and uses that can occur in the District.

Pol. WMCD 1.3 Provide flexibility in development standards while maintaining an inviting visual environment.

Pol. WMCD 1.4 Monitor and update development standards and guidelines to make sure those standards and guidelines continue to provide flexibility in the range of uses and activities in the West Milton Commercial District Special Planning Area.

Goal WMCD 2 Establish the West Milton Commercial district’s identity as an attractive, efficient and flexible employment center.

Pol. WMCD 2.1 Achieve overall consistency in character and quality that identifies the West Milton Commercial District Special Planning Area as a unique place, while still allowing design flexibility.

Pol. WMCD 2.2 While recognizing that the West Milton Commercial District Special Planning Area will remain primarily auto-dependent, support standards to promote compact development with strong pedestrian connections and amenities. Pedestrian supportive features may include such elements as sidewalks, crosswalks, street furniture, street signs, way finding, trees, landscaping and paving.



Pol. WMCD 2.5 Establish standards for visually prominent signs that promote the West Milton Commercial District Special Planning Area character.

Pol. WMCD 2.6 Conserve and enhance wetlands, streams and other critical areas through clustering and compact development, while recognizing the operational needs of industrial uses and site limitations.

Goal WMCD 3 Recruit, grow and sustain a range of mixed-employment opportunities in the West Milton Commercial District Special Planning Area.

Pol. WMCD 3.2 Identify and implement incentives that would encourage new development to locate in the West Milton Commercial District Special Planning Area. For example, incentives may include targeted capital improvements such as infrastructure and amenities; regulatory assistance; and reduced permit processing times.

Pol. WMCD 3.3 Expand outreach to the business community, including a regular program of meetings with business owners and managers, ongoing outreach to industry organizations, and continued contact with area business associations.

Response: The facility is consistent with all the above comprehensive plan provisions.

9. The site plan complies with all applicable city development regulations including, but not limited to, all regulations found in MMC Titles 13, 16, 17 and 18.

Response: The site plan will comply with all city codes.

While the Code does not separately define residential treatment facilities, City staff has advised that this EPF falls under the City's "hospitals and sanitarium" use category. This use category requires a conditional use permit under the M-1 zoning applicable to the project site, to be reviewed by the City hearing examiner.

Conditional use permit review and approval criteria (MMC 17.64.040)

The hearing examiner shall review conditional use permits in accordance with the provisions of this chapter and may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit.

A. Required Findings. The hearing examiner may use this code to modify the proposal. A conditional use permit may be approved only if all the following findings can be made regarding the proposal and are supported by the record:

1. That the granting of the proposed conditional use is:

a. Consistent with the city's comprehensive plan;

Response: See Response #8 above.



- b. Consistent with the policies set forth in the state’s Growth Management Act; and

Response: See Response #7 above.

- c. Consistent with the level of service standards for public facilities and services in accordance with concurrency management requirements.

Response: Certificates of availability have been provided for sewer, water, and power. The project will be a mild generator of traffic with an estimated 4 new trips to the site during PM peak hours (see Heath & Associates Traffic Impact Assessment).

- 2. That the granting of the proposed conditional use permit will not:

- a. Be detrimental to the public health, safety, and general welfare;

Response: The proposed building and site will be designed in compliance with all life safety codes, especially as pertains to fire access and separation requirements. The proposed facility will be licensed under the WA State Department of Health and will be reviewed as required to maintain licensing.

A detailed Description of Use and Operations Plan is included below, which details the management of clients as it pertains to the public safety and welfare.

- b. Be inconsistent with design criteria and standards;

Response: The site and building will be designed to meet city standards.

- c. Adversely affect the established character and planned character of the surrounding vicinity;

Response: The proposed use will be located in the light industrial zone and will be accessed off Hwy 99, and as such will not adversely affect the established or planned character of the vicinity.

- d. Be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; and

Response: The proposed use will be located in the light industrial zone and will be accessed off Hwy 99, and as such will not adversely affect the established or planned uses, especially along

Hwy 99. Existing residential uses exist across Hwy 99 but the street frontage is heavily vegetated and those residences sit on the hillside and back up to 99 and so will not be impacted by this proposal. The planned future use for the opposite side of the Hwy 99 is for Businesses.

- e. Introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties.

Response: There is no presence of physical hazard to the properties themselves. Programmatic management of the facility is detailed in the attached Description of Use and Operations Plan.

3. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

Response: Operations at the facility will be closely monitored, with systems and client management reviewed regularly, and documented for future reference. The proposed facility will be licensed under the WA State Department of Health and will be reviewed as required to maintain licensing.



Description of Use and Operations Plan

Telecare - Pierce County Residential Treatment Facility

Description of Site and Proposed Facility

Telecare proposes to construct a 16-bed residential treatment facility in the City of Milton, Pierce County on the above-described site. Telecare will provide services for individuals residing in the surrounding communities, the majority of which will be from Pierce County. The facility will provide mental health services to clients generally requiring a short-term inpatient stay. Typical lengths of stay at the facility is expected to vary from 3 to 14 days. The primary purpose of Telecare's services is to stabilize the individual for a transition to an unrestricted or less restrictive living environment.

Services are tailored to accommodate each client's immediate needs and level of emotional distress and/or discomfort. The maximum number of clients at any given time is limited to 16, with anticipated average daily census of 14 at the facility. The staffing model outlined below includes leadership positions and direct care staff. It excludes back office support staff. The following ratios assume maximum capacity.

- Days: 11 staff with a staff-to-client ratio of 1:1.45
- PM: 6 staff with a staff-to-client ratio of 1:2.66
- Overnight: 4 staff at a staff-to-client ratio of 1:4

The facility will provide a secure setting designed to maintain health and safety standards, manage risk, and provide education and treatment while maintaining a welcoming, residential-style environment for Telecare's clients aged 18 and older. The majority of clients served will be on statutory treatment holds pursuant to RCW 71.05 and related laws and regulations. The services provided at the facility will include evaluation, stabilization, and treatment provided by or under the direction of licensed psychiatrists, certified psychiatric nurse practitioners, other mental health professionals, peer support staff, and discharge planning involving the individual, as well as family and/or significant others so as to ensure continuity of mental health care. Services will include diagnostic assessment, health screening, current medication assessment and adjustment as necessary. In addition, Telecare's clients will receive individual therapy, group and family therapies and activities of daily living (ADLs) rehabilitation services.

In conjunction with the clinical team's treatment plan, the individual is to be discharged from the facility as soon as a less-restrictive plan for treatment can be safely implemented. To effectively coordinate aftercare services, Telecare will develop collaborations with human services organizations and systems, community-based housing, employment, substance abuse, education, outpatient mental health, physical health, self-help, peer support, and benefits assistance providers. Telecare will ensure channels of communication and service coordination strategies are established with other community resources, including Mobile Outreach Crisis Team (MOCT), Crisis Triage Center, Consumer Warm Line, inpatient/outpatient providers, law enforcement, hospital emergency departments,

Pierce County courts, and other allied service providers. Telecare staff will provide follow-up for individuals that need help effectively accessing and navigating the health care system, and to offer them the greatest chance of succeeding in the community and avoiding situations that could lead to potential readmission.

Operations and Community Outreach

Telecare currently operates inpatient and outpatient treatment facilities in approximately 50 communities, and has extensive experience operating facilities like the one proposed here. We pride ourselves on our positive track record, and Telecare enjoys a good reputation as an operator of these much-needed, essential public facilities in our region. Telecare works closely with the community to resolve any concerns related to our programs. We have extensive experience in working with local law enforcement and city planning departments and welcome the opportunity to meet regularly to review performance and identify opportunities for improvement.

Telecare has actively engaged the community in connection with its development of this facility, including two voluntary community outreach meetings in February and June of 2017. The attached materials, which were provided to attendees at these meetings, provide further background on Telecare and its operation of this and like facilities in the communities where Telecare operates.

Safety and Security Plan

Telecare recognizes that the safety and security of clients, staff, visitors and the local community is of utmost importance. For this reason, Telecare has developed a comprehensive, multi-faceted safety and security plan for the facility based on its operational experience, which includes the following measures:

Behavioral Assessments:

During the initial admission, each client is assessed to determine their current mental condition. Included is an assessment of their risk of self harm, assaultive behavior and elopement. Each client's placement within the facility (i.e. whether they are initially placed in a safe, high acuity room, or elsewhere in the facility), as well as each client's activities within the facility, are based on the findings of this initial assessment and reassessments during each client's stay.

Staff Training:

Telecare personnel are routinely trained to interact with clients of varied levels of acuity. Telecare has adopted Crisis Prevention Institutes (CPI) model as the standard for use in the management of disruptive behavior. CPI is known worldwide for its behavior management best practices and is recognized as an international standard for crisis prevention and intervention training. Through this training staff are taught to identify escalating behaviors and are provided with strategies for de-escalating situations in a no force first manner. Should these interventions not be successful, all staff, including back office support, are capable of participating in team based seclusion and restraint procedures.

Telecare personnel are well trained and have a proven record of being able to handle disruptive behavior in house. Telecare does not generally rely on local law enforcement to assist with restraint and seclusion activities. The only time that local law enforcement assistance would be sought is if a dangerous situation had developed, or in the rare case in which an elopement has occurred, per Telecare's pre-established directive from local law enforcement.

Physical Plant Features:

The facility will be operated as a Residential Treatment Facility as set forth in Washington's Administrative Code (Chapter 246-337), which allows for the locking of all perimeter doors and windows. A sally port door will be installed to separate the entrance from the main unit, thus reducing the opportunity for elopement during admissions, discharges, etc. All of the windows at the facility will be made of tempered laminated glass. The facility will be equipped with one seclusion and restraint room, so that Telecare has the capability for high acuity confinement both for safety and security purposes. An exterior secure yard area will be provided for fresh air, therapy activities, and recreation purposes, with a security fence incorporating climb resistant materials.

Client Transportation Plan (Admissions and Discharge Plans)

It is anticipated that most of the clients admitted to the facility will be transfers from acute hospital emergency rooms, law enforcement or from other mental health service providers. Clients received will be received through the patient entrance which shall be equipped with a sally port separating it from the main unit.

Clients that have completed treatment will be transported per their discharge plan, which will be individually assessed and formulated for each patient. The majority of clients will be transported to their community of origin, though some will be transported to other locations for continuing treatment and/or residential living support. Transportation for discharged patients is primarily provided by Telecare in company vehicles, and in some cases by cab (for stabilized clients only), relatives, or other service providers where further treatment will occur at other locations. Clients that are being returned to custody will be transported by law enforcement personnel. No clients will be discharged directly from the facility without transportation plans.