



Snohomish County
Planning &
Development
Services

Community Facilities for Juveniles

Bulletin
#62

On July 6, 2005, the County adopted new code regulations for community facilities for juveniles (CFJ). A potential CFJ applicant is strongly encouraged to attend a pre-application meeting to review site specific requirements with county staff.

Q: What is a community facility for juveniles (CFJ)?

A: Community facilities for juveniles are essential public facilities and defined under state law RCW 72.05.020(1) as group care facilities that provide transitional residential housing for juveniles under the care of the Department of Social and Health Services as part of a rehabilitative process to reintegrate institutionalized youth back to the community. Community facilities for juveniles may be operated by the Department of Social and Health Services (DSHS), or a private or public entity under contract with DSHS. A county detention facility that houses juveniles committed to DSHS under RCW 13.40.185 pursuant to contract with the department is not a community facility.

DSHS describes the CFJ program and facilities as follows:

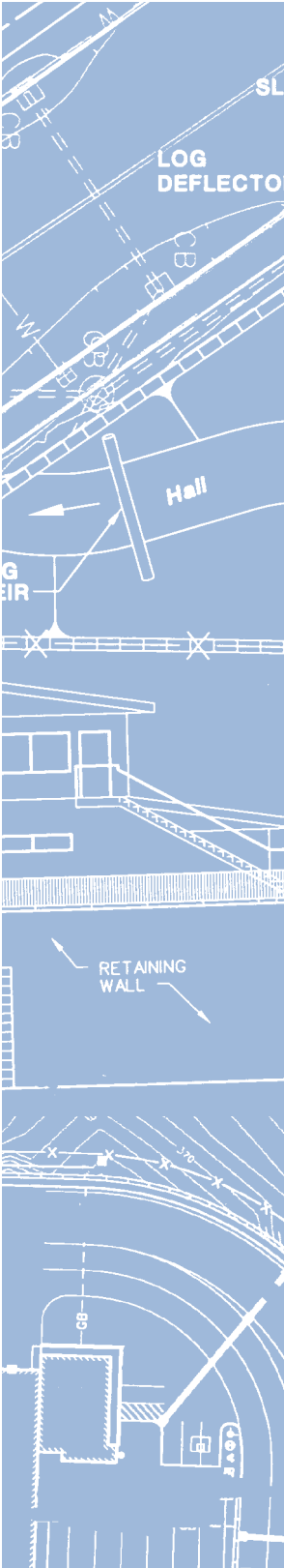
“Community facility programs are an important element of the Juvenile Rehabilitation Administration’s (JRA) residential continuum. They allow youth a gradual transition from secure care to minimum security in the community. These programs provide youth the opportunity to practice new skills and competencies in less restrictive settings.

Community facilities vary in size from 1 to 23 beds and are located in both urban and rural areas. Youth are required to attend school and/or be employed. All rehabilitative efforts are designed to build upon skills learned in the institutions, to hold youth accountable for demonstrating socially acceptable behaviors, and to reduce the possibility they will reoffend when released.

Community facilities offer a variety of services: 24-hour residential supervision; individual and group counseling; transition services; drug and alcohol education; random urinalysis testing; education and/or vocational training; skills training; anger management; victim awareness classes, as well as other rehabilitative interventions based on a youth’s individual needs.

Youth are required to make court-ordered restitution payments to victims. Most facilities also have community service programs where youth volunteer time to help out on local community projects such as freeway cleanup, park maintenance, and landscaping.” (<http://www1.dshs.wa.gov/jra/commFacil.htm> - 6/8/2004)

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Q: Where are CFJs allowed to be located?

A: Snohomish County Code (SCC) 30.22, permits CFJs to be located in the all zones of the County except Freeway Service (FS), Rural Diversification (RD), Rural Freeway Service (RFS), Rural Industrial (RI), and all resource zones. The zone and number of juveniles proposed to reside in a facility are the determining factors for the types of permits and approvals required.

Q: What is a special use permit?

A: A special use permit is a local, state, or regional land use permit issued for a particular location, subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses in the neighborhood. Because a CFJ is an essential public facility, the hearing examiner may grant special use permits for CFJs following a public hearing but may not deny a permit request. An applicant is required to submit a Land Use Master Application along with the required documentation that demonstrates the specific requirements for a facility will be met.

Q: Is a special use permit required for all CFJs?

A: No. A special use permit is required for proposed facilities housing 9-24 youth in residential zones of the County. A CFJ being located in commercial zones does not require a special use permit however, must still meet the performance standards for such issues as parking, landscaping, etc.

Q: Does the public have input during the process of site selection for a CFJ?

A: Yes. An early public participation process is required by state law RCW 72.05.400 for all facilities. An applicant must submit documentation with a permit application showing the results of the state required process.

Q: What are the requirements for a CFJ development?

A: The specific development requirements are located in SCC 30.25.028 and include standards for parking, landscaping, environmental impacts, construction code compliance, and health district code compliance.

Q: What other permits are required for a CFJ?

A: Depending on the location, size, and whether or not the facility will be in a new or existing building, a CFJ is required to obtain permits (see chart on next page). An applicant must submit the documentation required to ensure that the code provisions of SCC 30.25.028 are met.

Q: What construction codes apply to a CFJ?

A: The adopted building codes for Licensed Care (LC) occupancy group apply to CFJs. The county is currently operating under the 2003 International Residential Code and 2003 International Building Code. Additional facility requirements imposed by the state are found in the Washington Administrative Code (WAC) Chapter 388-148.

Q: What are the fees for a CFJ?

A: The fee for a special use permit in accordance with SCC 30.86.225, is \$2,750. The fees for a tenant improvement or commercial building permit are regulated according to the value of the facility improvements and are found in SCC 30.86.400. An environmental review fee may be required depending on the site conditions.

Acronyms used in this bulletin:

CFJ Community Facilities for Juveniles

DSHS Department of Social and Health Services

JRA Juvenile Rehabilitation Administration

LC Licensed Care Occupancy Group

RCW Revised Code of Washington

SCC Snohomish County Code

WAC Washington Administrative Code

Required Permits

COMMUNITY FACILITIES FOR JUVENILES

Existing Building 1-8 Residents NO SPECIAL USE PERMIT COMMERCIAL TENANT IMPROVEMENT BUILDING PERMIT REQUIRED	New Building 1-8 Resident NO SPECIAL USE PERMIT REQUIRED COMMERCIAL BUILDING PERMIT REQUIRED	Existing Building 9-24 Residents SPECIAL USE PERMIT REQUIRED COMMERCIAL TI BUILDING PERMIT	New Building 9-24 Residents SPECIAL USE PERMIT REQUIRED COMMERCIAL BUILDING PERMIT REQUIRED
Public Participation Process RCW 72.05.400 SCC 30.28.025	Public Participation Process RCW 72.05.400 SCC 30.28.025	Public Participation Process RCW 72.05.400 SCC 30.28.025	Public Participation Process RCW 72.05.400 SCC 30.28.025
TENANT IMPROVEMENT BUILDING PERMIT - NEW CERTIFICATE OF OCCUPANCY	COMMERCIAL BUILDING PERMIT Application	SPECIAL USE PERMIT Application and Process SCC 30.42F	SPECIAL USE PERMIT Application and Process SCC 30.42F
PDS and HD Review and Approval for building code and performance standards compliance (SCC 30.28.025)	PDS Review and Approval of permit including compliance with building code, development codes, and performance standards (SCC 30.28.025)	Hearing Examiner issues Decision of Compliance with performance standards (SCC 30.28.025)	Hearing Examiner issues Decision of Compliance with performance standards (SCC 30.28.025)
Issuance of CERTIFICATE OF OCCUPANCY	Final Inspection and Issuance of CERTIFICATE OF OCCUPANCY	COMMERCIAL TI BUILDING PERMIT - NEW CERTIFICATE OF OCCUPANCY	COMMERCIAL BUILDING PERMIT
Annual CERTIFICATE OF OCCUPANCY INSPECTION	Annual CERTIFICATE OF OCCUPANCY INSPECTION	PDS and HD Review of other applicable code compliance	PDS and HD Review and Approval of permit including compliance with building code
		Final Inspection and Issuance of CERTIFICATE OF OCCUPANCY	Final Inspection and Issuance of CERTIFICATE OF OCCUPANCY
		Annual CERTIFICATE OF OCCUPANCY INSPECTION	Annual CERTIFICATE OF OCCUPANCY INSPECTION

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to the Snohomish County Code.