

Conditional Use Permit Narrative

Intensive Outpatient Treatment Program

Applicant: Golden Anchor Treatment Services

Property Address: 1618 3rd Ave.

Purpose of Request

This application requests approval of a Conditional Use Permit to operate an **Intensive Outpatient Treatment (IOP) Program** at the above-referenced property. The proposed use will provide structured, evidence-based treatment services for adults experiencing substance use and co-occurring mental health disorders. The program is designed to help individuals achieve and maintain recovery while continuing to live independently within the community.

Program Description

The Intensive Outpatient Treatment Program is a licensed behavioral health service that provides comprehensive outpatient treatment without requiring overnight stays or residential occupancy. Participants attend scheduled treatment sessions several days per week and return to their homes following each session.

Services offered include:

- Individual counseling
- Group therapy (Tues, Wed, Thurs - 8am-12pm or Mon - 1pm-4pm)
- Family education and counseling
- Substance use disorder assessments
- Mental health support and care coordination
- Relapse prevention planning
- Recovery education and life skills development
- Case management and referrals to community resources

The program operates in compliance with all applicable state licensing requirements and professional standards for behavioral health services. An application is pending with MN Dept of Human Services for a 245G program. Per the requirements of the license, a final walk through must be completed of the property to receive approval to open.

Hours of Operation

The proposed hours of operation are:

- Monday through Friday: 8am-8pm
- Saturday: Closed
- Sunday: Closed

Appointments and group sessions will be scheduled throughout the day to minimize traffic congestion and ensure efficient use of the facility.

Staffing

The facility will be staffed by qualified professionals, including licensed alcohol and drug counselors, licensed mental health professionals, clinical supervisors, and administrative personnel. Staffing levels will be appropriate to meet client needs while maintaining a safe and therapeutic environment. Golden Anchor will have 3-4 staff members with an average of 3 staff at the onsite throughout business hours.

Client Population & Attendance

The IOP program serves individuals age 18 and older within all demographic backgrounds.

Clients arrive at scheduled times for counseling or group sessions and depart immediately following completion of services. Participants are not housed at the facility, and no overnight accommodations are provided.

The anticipated daily attendance is approximately 16 clients, with staggered appointment times to reduce parking demand and vehicle traffic.

Parking and Traffic

The property provides adequate on-site parking to accommodate staff and clients. Appointment scheduling will be staggered to avoid peak traffic periods and minimize vehicle congestion.

Traffic generated by the proposed use is expected to be comparable to or less than other professional office or medical clinic uses permitted within the zoning district.

Safety and Security

Maintaining a safe, respectful, and professional environment is a priority. Policies and procedures include:

- Staff supervision during all operating hours
- Controlled building access
- Confidential client records maintained in compliance with HIPAA regulations
- Emergency response procedures
- Coordination with local emergency services when necessary
- Zero tolerance for violence, illegal activity, or substance use on the premises

Compatibility with Surrounding Area

The proposed Intensive Outpatient Treatment Program is consistent with the surrounding neighborhood as there are other sober homes, treatment providers, recovery community buildings and the like within the blocks surrounding the property.

Because the program functions similarly to a medical or professional office, it is not expected to negatively affect neighboring properties or surrounding land uses.

Community Benefit

The proposed facility addresses a significant community need by expanding access to behavioral health and substance use disorder treatment services. Providing local access to outpatient treatment helps individuals receive care close to home while maintaining employment, family responsibilities, and community connections.

Research consistently demonstrates that outpatient treatment reduces emergency department utilization, decreases criminal justice involvement, supports long-term recovery, and improves overall public health outcomes. Expanding these services benefits not only program participants but also families, employers, healthcare providers, and the broader community.

Findings

The proposed use meets the intent of the Conditional Use Permit standards because it:

- Is consistent with the goals and policies of the City's Comprehensive Plan.
- Is compatible with surrounding land uses.
- Will not create excessive traffic, noise, or parking impacts.
- Will not adversely affect the health, safety, or welfare of neighboring properties.
- Provides valuable community service by increasing access to behavioral health and substance use disorder treatment.
- Will operate in compliance with all applicable local, state, and federal regulations.

Conclusion

The proposed Intensive Outpatient Treatment Program represents a needed healthcare service that promotes recovery, public safety, and community well-being. The use is compatible with surrounding development, generates minimal impacts, and satisfies the standards for approval of a Conditional Use Permit.

For these reasons, the applicant respectfully requests approval of this Conditional Use Permit.

Sincerely,

Christina Rotert, LSW