

Exhibit #	Date Recd.	Name
	Received After Written Comment Period Ended on 3/16/21 and Staff Report	
134	3/18/2021	Sonya McKinney
135	3/17/2021	Andy Hubner
136	3/18/2021	Jeff Henry
137	3/18/2021	Douglas Best
138	3/19/2021	Natasha Morris
139	3/18/2021	Sylvia Plath to Council
140	3/19/2021	Kelly Alvord

From: Sonya McKinney <porchswingnw@gmail.com>
Sent: Thursday, March 18, 2021 8:40 AM
To: Sarah Fox
Subject: Detox Center - NO

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Please don't pass to allow the detox center into our community - this is a very family friendly area where this just does not fit in. We have small children constantly around this vicinity for sports, family walks, school, and this is no place to bring this in. Detox centers bring in additional issues non related to the treatment itself and will pose a danger to our community and reduce values to our homes. Please don't push our residents out who pay high taxes to live in such a nice community.

Warm Regards,

Sonya McKinney

Camas home owner, mother of a camas student, and a business owner in our community.

From: Andy Hubner <Andy.Hubner@hunterdouglas.com>
Sent: Wednesday, March 17, 2021 5:26 PM
To: Sarah Fox
Subject: Late submittal

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Dear Ms. Fox

Please receive my late response on the question of the conditional use permit of a drug and alcohol treatment facility next to the Dorothy Fox School.

As a homeowner in Prune Hill, we categorically reject that this permit be issued. This facility is in direct proximity to an elementary school and is not appropriate. In addition, I have recently moved to and purchased in this neighborhood and would not have if this was disclosed. I believe prospective buyers will conclude the same. That being said, I believe that the issuance of the permit also violates the Washington State guidelines for a drug free zone surrounding schools. Drug treatment also includes the issuance of controlled substances such as methadone. This is a for profit drug treatment facility and there for violates the Washington State RCW **69.50.410** by selling for profit any controlled substance or counterfeit substance classified in schedule I

There are many available lots within Camas and surrounding communities that can accommodate this facility that do not negatively impact property values, and safety concerns. The establishment of this type of facility should be part of the development plan adopted by the city. It should not be thrust upon a community.

Andy and Terri Hubner
1739 NW Rolling Hills Dr
Camas, WA 98607

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Andy Hubner
Vice President of Sales - Retail Channel
Hunter Douglas Fabrication Division

Pearl River, NY
T: 1-800-365-3399 ext. 818972

[Instagram](#) • [Facebook](#) • [Houzz](#) • [LinkedIn](#) • [YouTube](#) • [Pinterest](#)

From: JEFF HENRY <jeffreyt.henry@yahoo.com>
Sent: Thursday, March 18, 2021 8:44 AM
To: Sarah Fox
Subject: Drug Rehab

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Good morning. As a long time resident of camas I strongly oppose the rehab facility! With two small children who attend Dorothy Fox Elementary I struggle to to comprehend that this proposal has gotten this far. I have seen the effects first hand of discovery's facilities as my parents live in Long Beach WA and it's not pleasant. My family's safety is my top priority and this is putting them at risk! I hope that I can continue to feel proud that camas is my home and that my family is safe here. I pray that my voice is heard and that this rehab facility is NOT approved.

Jeff Henry
Real Estate Broker
503-750-4750
Premiere Property Group, LLC

From: Doug Best <bcbest01@yahoo.com>
Sent: Thursday, March 18, 2021 9:13 AM
To: Sarah Fox
Subject: Detox

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK** on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Dear Sir:

There are many places there are available for such a site. Camas Prune Hill is not one of them. We are a quiet community and take pride in our Prune hill neighborhood. It would be better planned in a more rural setting away from children and such. Whats even worse is having a school so close. Drugs are one problem, but the people who use them are usually into many other things along the way to get, to a rehab. They default all the time. Why should we gamble with our children and community.

My vote is NO!

Sincerely, F. Douglas Best

From: Natasha Morris <morrisnatasha0507@gmail.com>
Sent: Friday, March 19, 2021 10:58 AM
To: Sarah Fox
Subject: Re: No emails yet

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Sarah, Yes, I show the emails are sending on my end. Here is the letter again. I have turned off tracking to see if that helps in delivery.

Thank you.

Tuesday, March 16, 2021

Jeffrey & Natasha Bowden

1436 NW Redwood Lane

Camas, WA 98607

RE: Discover Recovery Treatment Center - Conditional Use Permit for the property located at 2213 NW 23rd Avenue, Camas, WA

To Whom It May Concern:

We are confident that you as the Hearings Examiner will see the risk and potential consequences should you approve the Conditional Use Permit for the property located at 2213 NW 23rd Avenue, Camas, WA to the proposed drug and alcohol addiction center, Discover Recovery Treatment Center.

My husband and I are not opposed to this type of facility, but feel the bigger concern is the location of the proposed site – nestled between Dorothy Fox Elementary School, Dorothy Fox Park and Harvest Community Church.

I have personally had several family members voluntarily admitted to drug and alcohol rehab facilities. These family members "...adult professionals..." per Feldman's description of the clientele deserved a place to heal and rebound, but family or not I completely believe this is not the right location for such a facility.

Should you approve this permit, your decision would negatively impact our community and this decision will pose an imminent risk to our vulnerable children that play and learn within line of hearing and sight of the purposed location. Schools are meant to be a safe place for children to be free from the stressors of the word and to focus on learning and play.

Just a simple search on the internet tells you this is not the right location for Discover Recovery facility. Just last year in a small town in Illinois two men at Forest City Rehab got into an altercation putting one man in the hospital and the other indicted on

attempted murder charges. Our children should never have to pass yellow police tape or witness this type of altercation as they walk to or from school or playing at the park.

With the proposed site of this facility being so close to a school the probability of safety issues is too great. Should a client seeking treatment have a mental health episode this behavior could put our children at risk – both physically and/or emotionally. As a parent it is our job to protect our children from harm and provide safety and security. I do not want my daughter to have her learning and play interrupted with a school lockdown because of safety concerns due to a crisis at the drug rehab center. This type of facility does not belong next to a school and park.

Our biggest concern is the specific location for this drug rehab facility. The types of clientele accepted are completely out of anyone's control including the facility themselves. My fear is the unknown and the inability to control the types of clientele seeking treatment at this facility including registered sex offenders or convicted felons. It only takes one incident to affect a child and their family forever. As per <https://www.discoverrecovery-camas.com/> FAQs listed on their website, they acknowledge the fact that they have NO control over who they admit including registered sex offenders.

In addition, Discover Recovery does not expect to admit any registered sex offenders to the proposed facility. Unless required by law, Discover Recovery will not admit any registered sex offenders at its facility.

As a licensed Assisted Living Administrator with over 20 years' experience, I have seen my fair share of recovering addicts living in facilities I ran. Many of these residents were unpredictable and at times unmanageable leading to police, fire and ambulance assistance for the safety of my staff and other residents. I have seen theft, property damage and disruption to the daily life of others due to the influences of drugs and alcohol.

We believe the risk of incident is too great to approve this location for the Drug Rehab Facility and would expect the review committee to take these risks into consideration. With bringing in this type of facility to our neighborhood I would we expect to see a drop in home values, but our biggest concern is the safety, security and impact this facility would have on our kids and community.

Sincerely,

Jeffrey and Natasha Bowden

971-727-5906 or 503-891-6282

On Mar 19, 2021, at 10:53 AM, Sarah Fox <SFox@cityofcamas.us> wrote:

Natasha,

I have not received any emails from you yet this morning. Are you finding that the email says that it has been delivered?

<image001.jpg>

<image002.png><image003.png><image004.png><image005.png>

Sarah Fox, AICP (She/Her)

Senior Planner

Desk 360-817-7269

Cell 360-513-2729

www.cityofcamas.us | sfox@cityofcamas.us

From: Ellen Burton <EBurton@cityofcamas.us>
Sent: Thursday, March 18, 2021 8:30 AM
To: Jamal Fox <JFox@cityofcamas.us>; Phil Bourquin <PBourquin@cityofcamas.us>
Subject: Citizen Questions- "Sober living homes"

Good morning,
Sylvia Plath has some questions about recent changes to the Camas Municipal Code allowing "sober living homes". Could you please respond to her?
Thanks,
Ellen

Ellen L. Burton
Camas City Council Member I Ward 3

Begin forwarded message:

From: Ellen Burton <EBurton@cityofcamas.us>
Date: March 18, 2021 at 8:24:08 AM PDT
To: Sylvia Plath <camascitizen@gmail.com>
Subject: Re: Discover Recovery police logs

Good morning,
I'll forward your questions to City Administrator Fox so he can respond.
Thanks,
Ellen

Ellen L. Burton
Camas City Council Member I Ward 3

On Mar 17, 2021, at 11:34 PM, Sylvia Plath <camascitizen@gmail.com> wrote:

Thank you so much for the response Ellen. I am very concerned about the report that Sarah Fox made for the Hearings Examiner saying all of the criteria had been filled. Very disappointing. Also very disappointing that she said in the report citizens didn't want a center at all in Camas - I didn't hear that from anyone. Everyone has been touched by addiction. Everyone I have talked with thinks a well-run facility would be great for us, but the city should be planning on a location that works for all and it should be set up to help our local citizens.

Our group also wants clarification about CMC Chapter 18.03.030 Permanent Supportive Housing. Did the city just authorize anyone to set up a Sober Living Home (an even worse regulated industry than Rehabs) with up to 8 individuals with potential criminal backgrounds and behavior in any neighborhood setting? Is this not the same thing that Florida and California are attempting to shut the lid on? Are there provisions for distances to schools? Will we have this same issue again?

On Wed, Mar 17, 2021 at 8:52 PM Ellen Burton <EBurton@cityofcamas.us> wrote:

Hi Ms. Plath,

Thank you for sending the police log related to the Long Beach Discovery Treatment center. I forwarded it to Sarah Fox at the City of Camas so she can include it in the documentation.

Regards,

Ellen

Sarah Fox

From: Sarah Fox
Sent: Thursday, March 18, 2021 3:25 PM
To: 'Sylvia Plath'
Cc: Jamal Fox
Subject: Questions from Ms. Plath

Ms. Plath,

I will add your email to the record and forward it with other comments to the hearings examiner. All questions, concerns, or objections with the staff report or other items within the record should be addressed to the Hearings Examiner.



Sarah Fox, AICP (She/Her)

Senior Planner

Desk 360-817-7269

Cell 360-513-2729

www.cityofcamas.us | sfox@cityofcamas.us

From: Sylvia Plath <camascitizen@gmail.com>

Sent: Thursday, March 18, 2021 12:39 PM

To: Sarah Fox <SFox@cityofcamas.us>; Greg Anderson <ganderson@cityofcamas.us>; Ellen Burton <EBurton@cityofcamas.us>; Bonnie Carter <BCarter@cityofcamas.us>; Don Chaney <dchaney@cityofcamas.us>; Steve Hogan <shogan@cityofcamas.us>; Shannon Roberts <SRoberts@cityofcamas.us>; Melissa Smith <msmith@cityofcamas.us>; bmcddonnel@cityofcamas.us; Jamal Fox <JFox@cityofcamas.us>

Subject: Re: FW: Citizen Questions

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Ms. Fox,

Yes, I understand that this was passed. My question was: **does this open the door to Sober Living Homes being opened anywhere in the city? Were there any stipulations as for proximity to educational facilities?**

I am not concerned about low-income housing and am a great supporter to those - my questions are focused on the Special Needs, Disabling Behavioral Health and Criminal History section. It sounds like an open door to opening the (highly) unregulated Sober Living Homes.

I came from an area with many of these residences and these states are having major issues with them. As a city I think we should be as proactive as possible in setting up strict guidelines as to where those with criminal history/addiction can set up shop.

I also question the line in the comments section about the CUP III for Discover Recovery that states: L.) Opined that services to assist those with addiction is important but should not be allowed in Camas.

I read through all of the letters and I don't recall seeing that. The vast overriding comments where to the tune of "we understand the importance of these facilities, but feel this particular location is not appropriate." Can you please explain where you came to this conclusion?

On Thu, Mar 18, 2021 at 10:27 AM Sarah Fox <SFox@cityofcamas.us> wrote:

Ms. Plath,

I am following up with your question regarding “permanent supportive housing” that you emailed to Council Member Burton.

The city adopted provisions for “permanent supportive housing” consistent with state law (E2SHB [1923.SL](#)). Ordinance 21-004 was adopted by Council on March 1, 2021. The city has not received any applications for “permanent supportive housing” since the effective date of the amended code, and the provisions are not applied retroactively.

The following is the adopted definition:

“Permanent Supportive Housing” means subsidized, leased housing with no limit on of stay, that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the residents’ health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.



Sarah Fox, AICP (She/Her)

Senior Planner

Desk 360-817-7269

Cell 360-513-2729

www.cityofcamas.us | sfox@cityofcamas.us

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Sarah Fox

From: Kelly Alvord <kellyann.alvord@gmail.com>
Sent: Friday, March 19, 2021 11:37 AM
To: Sarah Fox
Subject: Discover Recovery's proposed use of Fairgate Estate

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Good morning Sarah,

I am a resident of the Belz Place subdivision in Camas. I am writing with my concerns about the proposed drug detox center at the Fairgate Estate.

While I believe that the Camas, Washougal, Vancouver area needs more detox, recovery centers. I strongly believe that setting one up in the middle of a residential neighborhood, adjacent to an elementary school is entirely the wrong place to do so.

I have had a family member in a alcohol rehab center. While Discover Recovery has the best intentions, I know first hand what can and does happen.

Thank you for taking the time to read my email.

Kelly Alvord
Belz Place Camas