

Madeline Sutherland

From: Robert Maul
Sent: Monday, December 20, 2021 3:00 PM
To: Madeline Sutherland
Subject: FW: tonight's Planning Commission Meeting
Attachments: Camas_Code_Revisions_Edits.pdf

From: Cindy McKee [mailto:cindymckee123@gmail.com]
Sent: Wednesday, December 15, 2021 8:36 PM
To: Robert Maul <RMaul@cityofcamas.us>
Subject: Re: tonight's Planning Commission Meeting

Hello Mr. Maul - I saw that the new agenda is up for the upcoming Planning meeting and typos are still in the draft document. Perhaps those should be updated before the meeting to expedite the process? As I understand, typos are part of the reason for the updates, correct? I'm sure that the city already has a style guide, so some of the items might not be applicable (i.e. capitalizing job titles, oxford commas, etc.). As I have some rudimentary experience with proofreading, I have re-attached a document from a quick glance for mistakes.

I also wanted to follow-up with

1. the map that was going to be provided for Planning Commission members,
2. the research dossier on any unintended consequences your team has found.

I looked through the agenda materials online and did not see these items.

On Wed, Nov 17, 2021 at 3:32 PM Robert Maul <RMaul@cityofcamas.us> wrote:

Thanks for the additional comments, Cindy.

The City Attorney's office has represented the City well and both Mr. Schutzl and Mr. MacPherson are aptly qualified and well versed in land use law.

I meant no offence with my referral to vocal opponents. I was simply trying to illustrate that with any issue you will generally have folks on two sides of it. That's all.

To reiterate, the request of council to staff was for us to look at making sure that future detox facilities don't go next to schools or parks. Even the Dorothy Fox Safety Alliance has recognized that such support facilities are needed locally, just not next to a school or park. I trust that the Planning Commission will have a lengthy discussion at the December meeting to try and vet potential impacts and possible consequences. After the December workshop the PC will also have a public hearing and take all testimony to help render and formal recommendation to the City Council. That's how this process works. The good news is you are involved early in this process so your voice will be heard as part of

it. We have a thoughtful and experienced Planning Commission and City Council, so they will be taking into account all of these factors.

For what it's worth I do want to point out that we all live here too. All planning staff lives in Camas and have been raising our families here as well. I myself have been here with my family for almost 12 years. I have coached youth sports, volunteered at Grass Valley, Skyridge and CHS, and still have boys in school here. Both city attorneys also live here. They have also coached, and volunteered, and are fully vested into this community. I say this because I want to make it clear that we also care about what happens in Camas. You are a neighbor. The other DFSA parents and families are our neighbors. We do not take this lightly.

I'm happy to meet in person if that helps. Again, thank you for your comments and I will share them with the PC.

Regards,

Robert

From: Cindy McKee [mailto:cindymckee123@gmail.com]

Sent: Wednesday, November 17, 2021 2:33 PM

To: Robert Maul <RMaul@cityofcamas.us>; Ellen Burton <EBurton@cityofcamas.us>

Subject: Re: tonight's Planning Commission Meeting

Thank you for your response Robert. I have a few follow-ups that I would like your thoughts on.

1. I saw that Mr. Schultz was on the call. But in looking at his bio I see no mention of specified experience with Land Use. Perhaps with an issue as contentious as this, a consultation with a specific Land Use attorney would be prudent? I would not have heart surgery with my general practitioner.

2. My children go to Dorothy Fox. I have talked with many, many parents/neighbors about this issue, as have many of my other neighbors. While I might occasionally find a neighbor who is neutral about this location, I have never met even one that thinks this location is a great idea, other than the out-of-state owners who stand

to make millions. Dismissively calling people against this as "vocal opponents" is testament to calling 90% of residents up here that label.

3. Unintended consequences doesn't imply good or bad. It's just outcomes of a purposeful action that are not intended or foreseen. It might be that restricting RTFs too much puts a greater concentration in historically disadvantaged neighborhoods. Or it might be that putting in restrictions vets out some of the high-profit, low-result operators. Both consequences, one bad, other good.

On Wed, Nov 17, 2021 at 10:28 AM Robert Maul <RMaul@cityofcamas.us> wrote:

Good morning, Cindy.

Thank you for reaching out and sharing your thoughts. One item of housekeeping is that I am not going to copy all of council because that creates an Open Public Meetings conflict, but I have copied Mayor Burton.

1) Like with most all code updates staff does research using a variety of tools available including Municipal Research Services Center (MRSC). Municipal Research is funded by cities across Washington to provide legal and planning services to all jurisdictions. We do also consult with the City Attorney's office. David Schultz, who was present last night, is one of our attorneys.

2) The draft presented last night was just that, a draft. As you may recall staff proposed eliminating single family zoning from the table, but it was entirely possible that the Planning Commission could have recommended further changes to the allowed use table for each zone, which would further impact where future facilities can go. The map prepared for last night was for illustration purposes only to show what a 1,000' buffer would look like.

3) If you heard Commissioner Hein, he specifically posed that question to the planning commission. Using the term "unintended consequences" can be a bit of a loaded term given that not everyone will agree on what those "consequences" may be. Staff looks for legal issues, statutory elements, design and compatibility, and impacts of capital facilities for proposed changes, but in terms of the perception of "negative" impacts that can be in the eye of the beholder. Even with Discovery Recovery there were citizens supporting the project regardless of the vocal opponents. Staff takes a neutral stance on policy proposals which is where the legislatures come in.

Again, thank you for your time and consideration.

Regards,

Robert

From: Cindy McKee [mailto:cindymckee123@gmail.com]

Sent: Tuesday, November 16, 2021 8:19 PM

To: Robert Maul <RMaul@cityofcamas.us>; City Council Members (GRP) <CityCouncilGRP@cityofcamas.us>

Subject: tonight's Planning Commission Meeting

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Good evening Mr. Maul. I have a couple questions about the meeting tonight that I would like answered concerning new zoning around Residential Treatment Facilities.

1. Was a specific Land Use Attorney consulted at all for these zoning changes? Or did we just look into a couple different cities? If Ferndale has never had even an application, how do we know that this zoning is effective?
2. Why did your department not think ahead to provide a map of where the new zoning *would* allow an RTF? It seems that would be an obvious question, and now we have to wait another month for this.
3. Why did your department not put together a dossier on possible unintended consequences? This seems like another very obvious question that could have been prepared for in advance? You have known about this issue since DR approached you all a year and a half ago. And, you were directed by City Council 5 months ago. That is plenty of time for research. This is also where a quick consultation with a Land Use Attorney would be valuable, correct?

I'm just a regular citizen with no background in Planning, but the questions that the Commissioners came up with in this meeting were the exact ones that even I thought of ahead of time. No doubt a professional should have foreseen and planned for these?

When I go into a meeting for my work, it is my job to research and anticipate questions and prepare for those questions. It is the minimum.

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