

Subj: FW: Public Submission: Public Records Request
Date: 8/14/2015 1:39:41 P.M. Pacific Daylight Time
From: BWilkins@desmoineswa.gov
To: desmnsdave@aol.com, mmpina@comcast.net, JNutting@desmoineswa.gov,
momeof2c@msn.com, desmnsluisa@gmail.com, shecklers@comcast.net,
VPennington@desmoineswa.gov

Please let me know if you have any e-mails on your personal computers that did not come through the City's web-site for this request.

Thank you!
Bonnie

From: cwnotification@icompasstech.com [mailto:cwnotification@icompasstech.com]
Sent: Wednesday, August 12, 2015 10:08 PM
To: Bonnie Wilkins <BWilkins@desmoineswa.gov>
Subject: Public Submission: Public Records Request

This is an automated message from Des Moines.
Please do not respond to this message.

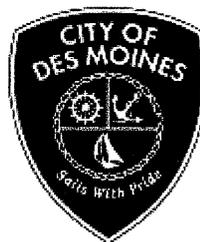
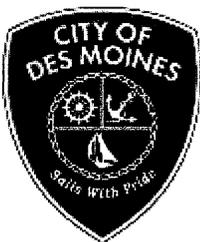
Sender: Public User
 Quick Link: [Go to Item](#)

Item Information:

Description: Woodmont Recovery Campus
Date of Request: 08 Dec 2015
Requester's Name: Tracey Entler
Address: 26704 16th Place South
Address 2:
City: Des Moines
State: WA
Zip: 98198
Phone: 425-988-4398
Fax:
E-mail Address: sappyent@gmail.com

Search Terms

- LUA 2014-0038
- Woodmont
- Valley



If this is an emergency request, indicate the date desired and please describe the nature of the emergency:

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Date Desired:
Describe Emergency:

Records Requested: (Please state the title and date of the record(s)) LUA2014-0038

being requested)

Please describe any additional information that will help us locate the records for you as quickly as possible:

I would like copies (paper or electronic) of any and all documents related to Valley City Counseling Woodmont Recovery Campus. Including but not limited to permit applications, any request or discussion of exception to rules or process, and any/all City Council or City Staff correspondence regarding this project.

Contact Us

Subj: **Woodmont Recovery Center**
Date: 11/5/2014 3:02:03 P.M. Pacific Standard Time
From: seckert@valleycities.org
To: dkaplan@desmoineswa.gov

Dear Mayor Kaplan,

It is my pleasure to share some good news with you and your constituents. Valley Cities recognized the immediate crises of the mentally ill in King County and has stepped up with plans to build the Woodmont Recovery Center. This center will allow those suffering from mental illness and drug dependency to get the help they need without crowding the emergency rooms. Your constituents will finally have a place to go to receive treatment in South King County if they need assistance.

Valley Cities, a trusted provider of behavioral health services, has been in South King County for the last 50. We are now expanding our services to include an Evaluation and Treatment Center, Substance Recovery Center, and Recovery Cafe at our newly acquired Woodmont location. Those that have previously been dropped off at an emergency room to sometimes wait days for assessment instead will be transported to the center 24-hours-a-day for treatment. This site is just off Pacific Highway South and adjacent to the Woodmont Branch of the King County Library. We are partnering with a national leader in inpatient health recovery, Recovery Innovations Inc., to bring their experiences to those constituents that need them.

I have included a Woodmont Recovery Center brochure. As we all struggle with the issue of psychiatric boarding, we hope that you will agree that the Woodmont Recovery Center is the first step in a lasting solution. Your support is needed in order to bring this solution to our area. Together we can make a difference.

As always, if you have any questions, I am available to you. Please call me at 253-205-0570 or ktaylor@valleycities.org

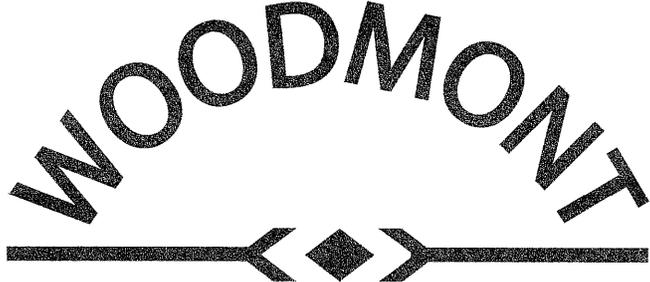
Sincerely,
Ken Taylor

--

Sarah Eckert
Interim Executive Assistant
and Program Assistant/Data Entry Specialist For Specialty Programs

Valley Cities Counseling & Consultation
325 West Gowe Street
Kent, WA 98032
253-334-2270
seckert@valleycities.org

The information contained in this message may be privileged and confidential. If you are NOT the intended recipient, please notify the sender immediately with a copy to it@valleycities.org and destroy this message. Please be aware that email communication can be intercepted in transmission or misdirected. Your use of email to communicate protected health information to us indicates that you acknowledge and accept the possible risks associated with such communication. Please consider communicating any sensitive information by telephone, fax or mail. If you do not wish to have your information sent by email, please contact the sender immediately.
VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork



WOODMONT
Recovery Center
Valley | Cities

An Integrated Solution for South King County

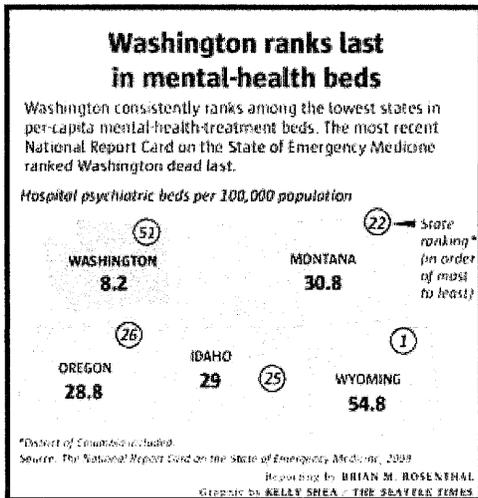
- Evaluation and Treatment Center
- Dependency Recovery Center
- Recovery Café
- Outpatient Mental Health Services
- Outpatient Chemical Dependency Services
- Primary Medical Care
- Medical Dispensary
- Dental Care
- Agency Headquarters



Evaluation and Treatment Center Significant Needs

In a precedent-setting ruling, the Washington State Supreme Court determined in August 2014 that psychiatric boarding, the process by which patients are admitted to a hospital (but remain in the emergency department for hours, even days, until psychiatric beds become available) — is unconstitutional and violates the state’s Involuntary Treatment Act. This ruling will end the common practice of keeping these patients in the emergency rooms. However, hospitals have federal requirements for safe discharges, and these patients can’t be discharged, either,

so finding a place for them has become an important issue. This year, in King County alone, between 3,000 and 4,000 people must find inpatient services somewhere other than the emergency rooms.



Washington State doesn’t have beds for all the patients. The state has less beds now than it did just a few years ago. Since 2007, the state has reduced the amount of psychiatric beds available by 15% and is now last among the 50 states in beds per capita. Washington is at 8.2 beds per 100,000 people.
We need more beds.

Valley Cities Can Help

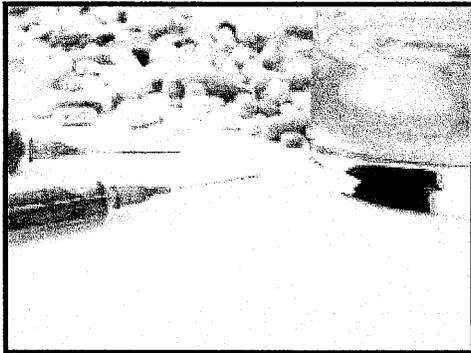
As part of the Woodmont Recovery Center, we are building a 16 bed involuntary commitment Evaluation and Treatment Center with an additional 8 voluntary beds. Patients will be treated for a maximum of 30 days, saving the health care system millions of dollars while providing individuals the help they critically need.

This new campus will be a place for people to get the treatment they need instead of being hidden away, costing tax payers millions of dollars without any positive outcomes. While we will not be able to treat all those who need help, annually we will be able to serve almost 1,000 individuals in South King County.

A Beneficial Partnership

Recovery Innovations Inc., LLC, a national leader in inpatient mental health care recovery, is partnering with us to provide the inpatient healthcare services to our patients. For almost 25 years, Recovery Innovations has provided mental health care to patients in Arizona, expanding to other states/locations including a nearby facility in Fife and soon in Lakewood. This partnership will greatly improve the circumstances of people enduring mental illness in South King County.





Dependency Recovery Center Recovery Café Medical Dispensary

The Problem

According to the National Institute on Drug Abuse, drug and alcohol abuse results in over \$600 billion each year in costs associated with healthcare, lost productivity, and crime. A detox center provides the critical help needed when it seems that alcohol or drugs have taken over someone's life.

Unfortunately, South King County, the fastest growing area in our state, does not have such a facility.

When a person takes a drug or consumes alcohol regularly, the body becomes accustomed to having certain levels of the substance in it. Once the substance is removed, the body can go into a type of shock, causing withdrawal symptoms to occur.

The severity of the detox process varies from person to person, depending on the substance involved, duration of drug use, dosage levels, and if other addictions involved. Most rehabilitation programs require a detox program for drug and alcohol addictions. This process of detoxification removes all traces of drugs and alcohol from the body.

Currently, law enforcement bring individuals needing detoxification services to an emergency room. Emergency rooms are not equipped to provide detox services. This results in costing the hospital time and money that can be better spent helping those that they are able to treat. Regrettably, there just isn't another option in the region.

Symptoms for certain mental health issues and drug addiction are often very similar. With a detox facility on the same campus as an evaluation and treatment facility, we can ensure every patient is accurately diagnosed and immediately gets the correct treatment.

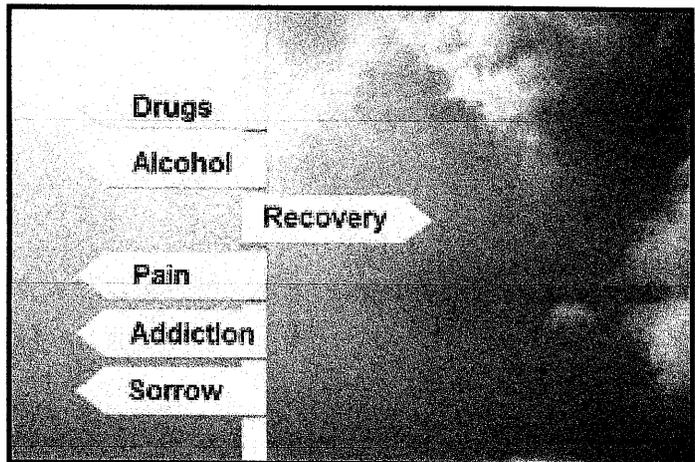
A Solution

Valley Cities is building a better option. The Woodmont Recovery Center campus will have a 42-bed dependency recovery center, a medical dispensary and a Recovery Café to assist those through all the stages of substance recovery.

The dependency recovery center will be available 24 hours-a-day for all forms of drug or alcohol addiction. We anticipate an average stay of 5 to 7 days, providing clients the right start toward a lifetime of recovery.

The medical dispensary will be able to provide maintenance medication to counteract the withdrawal symptoms associated with certain drugs, such as opiates, prescription drugs, and heroin.

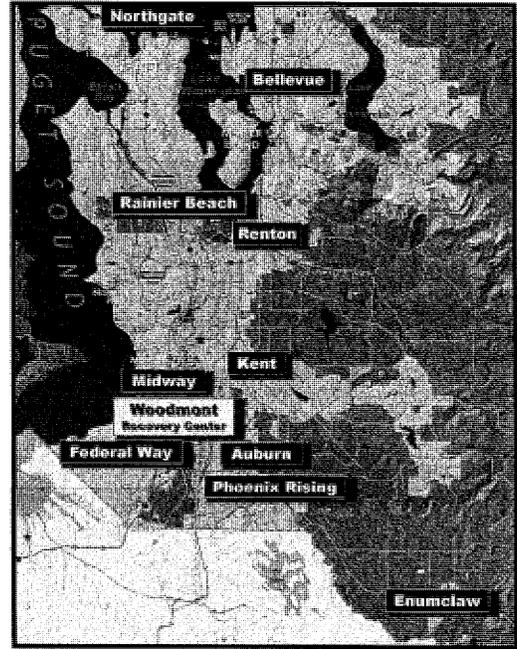
The Recovery Café offers support, counseling and maintenance to continue an individual's recovery plan in an inviting environment. For over a decade, this program has been successful in the Seattle location, keeping members drug and alcohol free after graduation from a detox program.





Valley Cities Clinic

Valley Cities has served the mental health needs of South King County for the past 50 years. Even though our locations are operating at near capacity, we are not yet able to provide for all the needs of the community. Our current sites each serve up to 2000 people a year. **More space is needed.**



When our Woodmont Recovery Center outpatient clinic is opened, we expect it to be our busiest location within a year. We will serve up to 3,000 clients from this one location, with a full range of comprehensive behavioral health services.

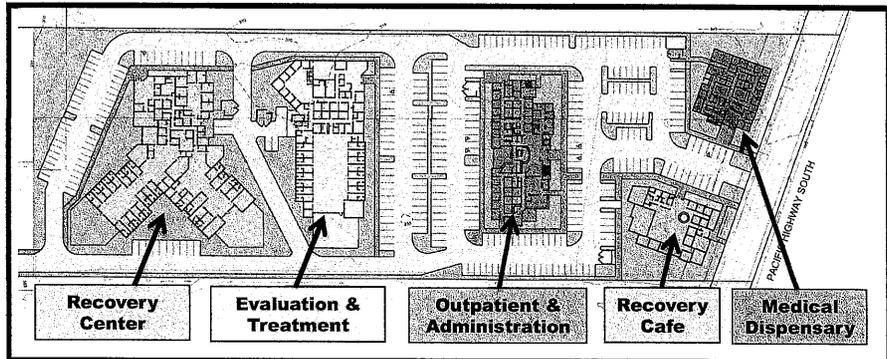
In addition, we will be extending our partnership with Health Point to include primary medical and dental care to those in need. This partnership for primary medical care is valuable to our patients in other locations. We are also excited about expanding these services to include dental services. **The need is there, we see it every day.**

Agency Headquarters

Currently, the Valley Cities administration is spread over several sites across South King County and each of these sites is looking for room in the existing space to serve more clients.

Valley Cities plans to consolidate all of its agency offices to the top floor of the clinic building at the Woodmont Recovery Center campus. This move will lower administration costs, increases efficiency, and frees up space to expand the service capacity of every location.

The eight-acre Woodmont Recovery Center campus is located just off Pacific Highway South and next to the Woodmont branch of the King County Library.



Valley Cities

253.833.7444 • www.valleycities.org

Subj: **FW: Woodmont Recovery Campus**
Date: 11/6/2014 10:33:46 A.M. Pacific Daylight Time
From: DBrewer@desmoineswa.gov
To: DKaplan@desmoineswa.gov
CC: MMatthias@desmoineswa.gov, TPiasecki@desmoineswa.gov

Dave:

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impose such requirements and conditions with respect to location, landscaping, traffic control, dedication, maintenance, and operation in addition to those expressly set forth in this chapter and other ordinances as may be deemed necessary for the protection of adjacent properties and the public interest.

Subj: **Re: FW: Woodmont Recovery Campus**
Date: 11/6/2014 12:38:10 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: DBrewer@desmoineswa.gov, DKaplan@desmoineswa.gov
CC: MMatthias@desmoineswa.gov, TPiasecki@desmoineswa.gov

What type of hearing is held on this issue? Is it quasi-judicial or not?

Dave K.

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Subj: RE: FW: Woodmont Recovery Campus
Date: 11/6/2014 12:48:45 P.M. Pacific Daylight Time
From: TPiasecki@desmoineswa.gov
To: desmnsdave@aol.com, DBrewer@desmoineswa.gov, DKaplan@desmoineswa.gov
CC: MMatthias@desmoineswa.gov, pbosmans@desmoineswa.gov

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Tony Piasecki
Des Moines City Manager

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From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Thursday, November 06, 2014 11:38 AM
To: Dan Brewer; Dave Kaplan
Cc: Michael Matthias; Tony Piasecki
Subject: Re: FW: Woodmont Recovery Campus

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Subj: **Re: FW: Woodmont Recovery Campus**
Date: 11/6/2014 1:44:58 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: TPiasecki@desmoineswa.gov, DBrewer@desmoineswa.gov, DKaplan@desmoineswa.gov
CC: MMatthias@desmoineswa.gov, pbosmans@desmoineswa.gov

So any action we take is entirely legislative. Correct?

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Subj: **RE: FW: Woodmont Recovery Campus**
Date: 11/6/2014 2:00:24 P.M. Pacific Daylight Time
From: TPiasecki@desmoineswa.gov
To: desmnsdave@aol.com, DBrewer@desmoineswa.gov, DKaplan@desmoineswa.gov
CC: MMatthias@desmoineswa.gov, pbosmans@desmoineswa.gov

Correct. Any action to change the zoning would be legislative.

Tony Piasecki
Des Moines City Manager

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Sent: Thursday, November 06, 2014 12:45 PM
To: Tony Piasecki; Dan Brewer; Dave Kaplan
Cc: Michael Matthias; Pat Bosmans
Subject: Re: FW: Woodmont Recovery Campus

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18.140.090 Off-street parking and loading area requirements.

The requirements for provision of off-street parking and loading areas applicable to the particular use shall prevail, unless in the findings and conditions recited in the action dealing with each such matter, specific additional requirements are made with respect thereto.

18.140.100 Conditional uses – Criteria.

The Hearing Examiner may grant an unconditional or conditional use permit after a hearing if, but only if, sufficient evidence is presented that the characteristics of any such proposed use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, or, that the proposed use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas if certain conditions are attached to the proposed use. Furthermore, the Hearing Examiner shall give

due regard for the nature and condition of all adjacent uses and structures and any testimony presented with reference to such adjacent uses and structures, and, in authorizing a conditional use, may impose such requirements and conditions with respect to location, landscaping, traffic control, dedication, maintenance, and operation in addition to those expressly set forth in this chapter and other ordinances as may be deemed necessary for the protection of adjacent properties and the public interest.

Subj: **Interlocal agreement**
Date: 11/6/2014 3:46:55 P.M. Pacific Daylight Time
From: ktaylor@valleycities.org
To: penny@SCOREjail.org
CC: dkaplan@desmoineswa.gov

Hi Penny, Valley Cities is proposing to build a campus in Des Moines that includes involuntary treatment beds for mental illness and substance abuse. While meeting with Dave today he suggested that we ask for a copy of your inter-local agreement with the various jurisdictions that addresses returning offenders to their community of arrest. Would you please send me that? Thanks

--

Ken Taylor
Chief Executive Officer
Valley Cities Counseling
253.205.0570

The information contained in this message may be privileged and confidential. If you are NOT the intended recipient, please notify the sender immediately with a copy to it@valleycities.org and destroy this message. Please be aware that email communication can be intercepted in transmission or misdirected. Your use of email to communicate protected health information to us indicates that you acknowledge and accept the possible risks associated with such communication. Please consider communicating any sensitive information by telephone, fax or mail. If you do not wish to have your information sent by email, please contact the sender immediately.
VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

Subj: Citizen Concern - Valley Cities Proposal
Date: 2/4/2015 12:12:10 A.M. Pacific Daylight Time
From: traceyantler@gmail.com
To: dkaplan@desmoineswa.gov

Mayor Kaplan,

Please see below for a copy of an email that I sent to Nikole Coleman, Land Use Planner in the Planning, Building, and Public Works department. I have serious concerns for the safety of my neighborhood, particularly the close-by school and library, if the proposed Valley Cities complex is built.

I appreciate any attention you can pay to this matter. Thank you.

Tracey Entler
 26704 16th Place South
 Des Moines, WA 98198
 425-988-4398

Ms. Coleman,

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- 1) Poor and misleading public notice of the proposal
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- The image in the notice is misleading- any good-faith notice to the community would have shown not just the buildings but how they fit into their surroundings. This is a residential neighborhood, not an industrial area on Pac Highway. Showing only the proposed Valley Cities buildings without showing the neighborhood disguises how close the substance abuse and psychiatric crisis patients will be to local residents.

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These patients are not screened for criminal background or sex offender status before being placed. I ask all members of the planning board- would you want your 11 year old getting off the school bus alone 540 feet from this facility? Or going to do homework at a library that is 450 feet from people being dropped off for (often reluctant) detox or acute psychiatric intervention?

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Subj: Citizen Concern- Valley Cities Proposal
Date: 2/4/2015 12:16:22 A.M. Pacific Daylight Time
From: traceyentler@gmail.com
To: citycouncil@desmoineswa.gov

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[425-988-4398](tel:425-988-4398)

Subj: **Fwd: Citizen Concern- Valley Cities Proposal**
 Date: 2/4/2015 7:59:41 A.M. Pacific Daylight Time
 From: DesMnsDave@aol.com
 To: TPiasecki@desmoineswa.gov, mmatthias@desmoineswa.gov, gdelgado@desmoineswa.gov
 CC: DLathrop@desmoineswa.gov, mpina@desmoineswa.gov

FYI

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 To: citycouncil@desmoineswa.gov
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 Subj: Citizen Concern- Valley Cities Proposal

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Subj: **RE: Citizen Concern- Valley Cities Proposal**
Date: 2/4/2015 9:51:58 A.M. Pacific Standard Time
From: DLathrop@desmoineswa.gov
To: desmnsdave@aol.com, TPiasecki@desmoineswa.gov, MMatthias@desmoineswa.gov,
GDelgado@desmoineswa.gov, mpina@desmoineswa.gov
CC: NColeman@desmoineswa.gov, DBrewer@desmoineswa.gov

Mayor Dave:

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Please note that it is a Mitigated Determination of Nonsignificance and that we anticipate the mitigation for the project will be further defined through the public comments we receive. Also note we expanded our SEPA noticing for this project from the standard 300 feet from the property line to 600 feet.

Feel free to contact Nikole or me if you have any questions about the project.

Regards,

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Wednesday, February 04, 2015 7:00 AM
To: Tony Piasecki; Michael Matthias; George Delgado
Cc: Denise Lathrop; Matt Pina
Subject: Fwd: Citizen Concern- Valley Cities Proposal

FYI

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Friday, August 14, 2015 AOL: DesMnsDave

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From: DesMnsDave@aol.com
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CC: NColeman@desmoineswa.gov, DBrewer@desmoineswa.gov

Thanks Denise. And please remind me ... is this under a conditional use permit?

Dave K.

In a message dated 2/4/2015 9:51:58 A.M. Pacific Standard Time, DLathrop@desmoineswa.gov writes:

Mayor Dave:

Thank you for forwarding this. Nikole did receive the e-mail from Ms. Entler yesterday. I expect we will see a few more comments on this project as well.

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Date: 2/5/2015 7:59:59 A.M. Pacific Standard Time
From: NColeman@desmoineswa.gov
To: desmnsdave@aol.com, DLathrop@desmoineswa.gov, TPiasecki@desmoineswa.gov,
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CC: DBrewer@desmoineswa.gov

Mayor Dave,

Yes, this is a conditional use permit that will go to the Hearing Examiner.

Best,

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

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Cc: Nikole Coleman; Dan Brewer
Subject: Re: Citizen Concern- Valley Cities Proposal

Thanks Denise. And please remind me ... is this under a conditional use permit?

Dave K.

In a message dated 2/4/2015 9:51:58 A.M. Pacific Standard Time, DLathrop@desmoineswa.gov writes:

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Feel free to contact Nikole or me if you have any questions about the project.

Regards,

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: DesMnsDave@aol.com [<mailto:DesMnsDave@aol.com>]
Sent: Wednesday, February 04, 2015 7:00 AM
To: Tony Piasecki; Michael Matthias; George Delgado
Cc: Denise Lathrop; Matt Pina
Subject: Fwd: Citizen Concern- Valley Cities Proposal

FYI

Dave K.

From: traceyentler@gmail.com
 To: citycouncil@desmoineswa.gov
 Sent: 2/3/2015 11:16:22 P.M. Pacific Standard Time
 Subj: Citizen Concern- Valley Cities Proposal

Dear Des Moines City Council;

Please see below for a copy of an email that I sent to Nikole Coleman, Land Use Planner in the Planning, Building, and Public Works department. I have serious concerns for the safety of my neighborhood, particularly the close-by school and library, if the proposed Valley Cities complex is built.

I appreciate any attention you can pay to this matter. Thank you.

Tracey Entler
 26704 16th Place South
 Des Moines, WA 98198
[425-988-4398](tel:425-988-4398)

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 Date: 2/5/2015 12:08:51 P.M. Pacific Daylight Time
 From: jburrage01@aol.com
 To: DesMnsDave@aol.com

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Jeanette Burrage

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Friday, August 14, 2015 AOL: DesMnsDave

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Subj: Re: Citizen Concern- Valley Cities Proposal
Date: 2/5/2015 11:13:12 A.M. Pacific Standard Time
From: DesMnsDave@aol.com
To: jburrage01@aol.com
CC: mpina@desmoineswa.gov

Jeanette,

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Subj: **RE: Citizen Concern- Valley Cities Proposal**
Date: 2/5/2015 7:25:30 P.M. Pacific Standard Time
From: DBrewer@desmoineswa.gov
To: NColeman@desmoineswa.gov, DLathrop@desmoineswa.gov
CC: DKaplan@desmoineswa.gov

Nikole:

This evening, the Mayor asked about the appeal process for this. If the Hearing Examiner's decision were appealed, who would hear that appeal?

Dan

From: Nikole Coleman
Sent: Thursday, February 05, 2015 8:00 AM
To: Kaplan Home; Denise Lathrop; Tony Piasecki; Michael Matthias; George Delgado; Matt Pina
Cc: Dan Brewer
Subject: RE: Citizen Concern- Valley Cities Proposal

Mayor Dave,

Yes, this is a conditional use permit that will go to the Hearing Examiner.

Best,

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

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Sent: Wednesday, February 04, 2015 8:51 PM
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Superior Court

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Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: Dan Brewer
Sent: Thursday, February 05, 2015 7:25 PM
To: Nikole Coleman; Denise Lathrop
Cc: Dave Kaplan
Subject: RE: Citizen Concern- Valley Cities Proposal

Nikole:

This evening, the Mayor asked about the appeal process for this. If the Hearing Examiner's decision were appealed, who would hear that appeal?

Dan

From: Nikole Coleman
Sent: Thursday, February 05, 2015 8:00 AM
To: Kaplan Home; Denise Lathrop; Tony Piasecki; Michael Matthias; George Delgado; Matt Pina
Cc: Dan Brewer
Subject: RE: Citizen Concern- Valley Cities Proposal

Mayor Dave,

Yes, this is a conditional use permit that will go to the Hearing Examiner.

Best,

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: DesMnsDave@aol.com [<mailto:DesMnsDave@aol.com>]
Sent: Wednesday, February 04, 2015 8:51 PM
To: Denise Lathrop; Tony Piasecki; Michael Matthias; George Delgado; Matt Pina
Cc: Nikole Coleman; Dan Brewer
Subject: Re: Citizen Concern- Valley Cities Proposal

Friday, August 14, 2015 AOL: DesMnsDave

Thanks Denise. And please remind me ... is this under a conditional use permit?

Dave K.

In a message dated 2/4/2015 9:51:58 A.M. Pacific Standard Time, DLathrop@desmoineswa.gov writes:

Mayor Dave:

Thank you for forwarding this. Nikole did receive the e-mail from Ms. Entler yesterday. I expect we will see a few more comments on this project as well.

Please note that it is a Mitigated Determination of Nonsignificance and that we anticipate the mitigation for the project will be further defined through the public comments we receive. Also note we expanded our SEPA noticing for this project from the standard 300 feet from the property line to 600 feet.

Feel free to contact Nikole or me if you have any questions about the project.

Regards,

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
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Sent: Wednesday, February 04, 2015 7:00 AM
To: Tony Piasecki; Michael Matthias; George Delgado
Cc: Denise Lathrop; Matt Pina
Subject: Fwd: Citizen Concern- Valley Cities Proposal

FYI

Dave K.

From: traceyentler@gmail.com
To: citycouncil@desmoineswa.gov
Sent: 2/3/2015 11:16:22 P.M. Pacific Standard Time
Subj: Citizen Concern- Valley Cities Proposal

Dear Des Moines City Council;

Please see below for a copy of an email that I sent to Nikole Coleman, Land Use Planner in the Planning, Building, and Public Works department. I have serious concerns for the safety of my neighborhood, particularly the close-by school and library, if the proposed Valley Cities complex is built.

I appreciate any attention you can pay to this matter. Thank you.

Tracey Entler
26704 16th Place South
Des Moines, WA 98198
425-988-4398

Ms. Coleman,

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- 1) Poor and misleading public notice of the proposal
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- The image in the notice is misleading- any good-faith notice to the community would have shown not just the buildings but how they fit into their surroundings. This is a residential neighborhood, not an industrial area on Pac Highway. Showing only the proposed Valley Cities buildings without showing the neighborhood disguises how close the substance abuse and psychiatric crisis patients will be to local residents.

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Again, these are not locked facilities. Patients in these facilities are free to leave, and many do. As an RN, I see people trying to break free of addiction and know that the success rates are low. I wholeheartedly support people having access to psychiatric and detox services. But mere feet from a school and residences is just not the place. Any "Determination of Nonsignificance" that ignores proximity to schools, libraries, playgrounds, school bus stops, public safety, and home values is fundamentally flawed and must be considered invalid.

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Sincerely,

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Des Moines, WA 98198
425-988-4398

Subj: **Re: Citizen Concern- Valley Cities Proposal**
Date: 2/6/2015 11:39:18 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: DLathrop@desmoineswa.gov, DBrewer@desmoineswa.gov, NColeman@desmoineswa.gov
CC: DKaplan@desmoineswa.gov

Thanks Denise.

Dave K.

In a message dated 2/6/2015 8:41:31 A.M. Pacific Standard Time, DLathrop@desmoineswa.gov writes:

Superior Court

Denise E. Lathrop, AICP

Community Development Manager

City of Des Moines Planning, Building and Public Works Department

21630 11th Avenue S, Suite D

Des Moines, WA 98198-6398

Phone: 206-870-6563

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[425-988-4398](tel:425-988-4398)

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I appreciate your time and look forward to the Board's reconsideration of this proposal.

Sincerely,

Tracey Entler

26704 16th Place South

Des Moines, WA 98198

425-988-4398

Subj: **Re: Citizen Concern- Valley Cities Proposal**
Date: 2/8/2015 10:08:16 A.M. Pacific Standard Time
From: mpina@comcast.net
To: jburrage01@aol.com

Hi Jeanette,

Extra meetings are a challenge for both staff and other council members. Our regular schedule gives us an hour and 15 mins. If time boxed we should be able to address the items on the agenda.

We seems to get to far into the weeds and request to many changes in committee. Much of what we are requesting could be part of our discussion at the dias.

Thanks,
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Sent from my Verizon Wireless 4G LTE DROID

Jeanette <jburrage01@aol.com> wrote:

Should we meet more than once a month for a while and then not at all in some months later?

Jeanette Burrage

-----Original Message-----

From: Matt <mpina@comcast.net>
To: Jeanette Burrage <jburrage01@aol.com>
Sent: Thu, Feb 5, 2015 8:40 pm
Subject: Re: Citizen Concern- Valley Cities Proposal

There is no time on the Finance and Econ agenda. We have two "must address" issues.
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Any time at the end of our meeting next week where we could get information on this?

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To: jburrage01@aol.com <jburrage01@aol.com>
Cc: mpina@desmoineswa.gov <mpina@desmoineswa.gov>
Sent: Thu, Feb 5, 2015 11:13 am
Subject: Re: Citizen Concern- Valley Cities Proposal

Jeanette,

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In a message dated 2/5/2015 11:08:51 A.M. Pacific Standard Time, jburrage01@aol.com writes:

From the photo, there is a large area across Pac highway where there are no homes. Apparently our zoning allows this?

Jeanette Burrage

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From: T Entler <traceyentler@gmail.com>
 To: citycouncil <citycouncil@desmoineswa.gov>
 Sent: Tue, Feb 3, 2015 11:15 pm
 Subject: Citizen Concern- Valley Cities Proposal

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Subj: **Re: Citizen Concern- Valley Cities Proposal**
Date: 2/8/2015 12:45:26 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: mmpina@comcast.net

What is she looking to do on the Valley Cities thing? We have no say.

Hopefully my email to Ms. Entler (I'll copy everyone on Council) will explain everything Jeanette should know.

Dave K.

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From: mmpina@comcast.net
To: DesMnsDave@aol.com

This is what she thinks we will be briefed on.
I'm not seeing it as a committee issue at this point.
Thoughts?
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To: mmpina@comcast.net
Subject: Fwd: Citizen Concern- Valley Cities Proposal

Any time at the end of our meeting next week where we could get information on this?

Jeanette Burrage

-----Original Message-----

From: DesMnsDave <DesMnsDave@aol.com>
To: [jburrage01](mailto:jburrage01@aol.com) <jburrage01@aol.com>
Cc: [mpina](mailto:mpina@desmoineswa.gov) <mpina@desmoineswa.gov>
Sent: Thu, Feb 5, 2015 11:13 am
Subject: Re: Citizen Concern- Valley Cities Proposal

Jeanette,

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Dave K.

In a message dated 2/5/2015 11:08:51 A.M. Pacific Standard Time, jburrage01@aol.com writes:

From the photo, there is a large area across Pac highway where there are no homes. Apparently our zoning allows this?

Jeanette Burrage

-----Original Message-----

From: T Entler <traceyentler@gmail.com>
To: [citycouncil](mailto:citycouncil@desmoineswa.gov) <citycouncil@desmoineswa.gov>
Sent: Tue, Feb 3, 2015 11:15 pm
Subject: Citizen Concern- Valley Cities Proposal

Dear Des Moines City Council;

Please see below for a copy of an email that I sent to Nikole Coleman, Land Use Planner in the Planning, Building, and Public Works department. I have serious concerns for the safety of my neighborhood, particularly the close-by school and library, if the proposed Valley Cities complex is built.

I appreciate any attention you can pay to this matter. Thank you.

Tracey Entler
26704 16th Place South
Des Moines, WA 98198
425-988-4398

Ms. Coleman,

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- 1) Poor and misleading public notice of the proposal
- 2) Unsafe location due to proximity to child-focused locations
- 3) Inappropriate placement in a residential neighborhood.

Poor and Misleading Notice

- According to the notice mailed, the application was completed 12/12/14. Public notice was 2/2/15. Comments are due by 2/17/15. That time frame does not allow much time for the public to express concerns. This gives me the impression the project is being rushed through without due consideration.
- The image in the notice is misleading- any good-faith notice to the community would have shown not just the buildings but how they fit into their surroundings. This is a residential neighborhood, not an industrial area on Pac Highway. Showing only the proposed Valley Cities buildings without showing the neighborhood disguises how close the substance abuse and psychiatric crisis patients will be to local residents.

Unsafe Location Due to Proximity to Child-Focused Locations

- Please see the attached map of the proposed Valley Cities campus as it would fit into the neighborhood. The Corporate Office building might have a Pacific Highway South address, but the buildings housing the substance detox and psychiatric crisis units are the ones further to the west- as close as possible on the site to the nearby elementary school and homes. These are not locked facilities. Patients withdrawing from (and frequently abandoning detox to seek out) narcotics will be in the building that is:

920 feet from Woodmont Elementary School and the connected playground
540 feet from a Junior High School bus stop
800 feet from a library that has daily children's activities.
The "Evaluation and Housing" building is on the east side of the proposed complex- only 450 feet from the library.

These patients are not screened for criminal background or sex offender status before being placed. I ask all members of the planning board- would you want your 11 year old getting off the school bus alone 540 feet from this facility? Or going to do homework at a library that is 450 feet from people being dropped off for (often reluctant) detox or acute psychiatric intervention?

Inappropriate Placement in a Residential Neighborhood

- Besides close proximity to the school/library/school bus stop, the public notice inaccurately states that there will be no significant impact on the environment. This might appear to be true looking at the isolated structures shown in the notice. But Google Maps clearly shows that there are:

Approximately 80 private residences within 1000 feet of the proposed site
54 residences are reachable from the proposed patient care buildings without even crossing a street
At least 4 residences will be 100 feet or less from a Valley Cities building

This neighborhood is populated by a wonderful mix of people. It is ethnically diverse, almost all owner-occupied and well cared for, with a mix of new construction and 60 year old homes with some of the original owners still in residence. It's close to a great school, with easy access to transportation. I'm glad I bought my home here. But the neighborhood has challenges. We've had a series of home burglaries and vandalism. My own home has been broken into twice. In both cases, the Des Moines Police Department took a report and never followed up. When I asked to speak to a detective, I was told "There's just not much we can do." Adding a mental health and substance abuse facility within mere feet of people's homes will most definitely affect the environment, safety, and home values of the neighborhood. We already have inadequate police follow up for our current crime rate. What will happen if this structure is built with the inevitable increase in criminal activity?

Again, these are not locked facilities. Patients in these facilities are free to leave, and many do. As an RN, I see people trying to break free of addiction and know that the success rates are low. I wholeheartedly support people having access to psychiatric and detox services. But mere feet from a school and residences is just not the place. Any "Determination of Nonsignificance" that ignores proximity to schools, libraries, playgrounds, school bus stops, public safety, and home values is fundamentally flawed and must be considered invalid.

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Subj: **Re: FW: Citizen Concern- Valley Cities Proposal**
Date: 2/8/2015 6:01:45 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: mmpina@comcast.net

It's not a committee issue. The Council has no say about this. None. Doesn't matter the venue.

Dave K.

In a message dated 2/8/2015 2:02:08 P.M. Pacific Standard Time, mmpina@comcast.net writes:

This is what she thinks we will be briefed on.

I'm not seeing it as a committee issue at this point.

Thoughts?

Matt

From: Jeanette [<mailto:jburrage01@aol.com>]
Sent: Thursday, February 05, 2015 11:18 AM
To: mmpina@comcast.net
Subject: Fwd: Citizen Concern- Valley Cities Proposal

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From: DesMnsDave <DesMnsDave@aol.com>
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Sent: Thu, Feb 5, 2015 11:13 am
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425-988-4398

Subj: **Re: Citizen Concern - Valley Cities Proposal**
Date: 2/8/2015 6:15:46 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: traceyantler@gmail.com

Hi Tracey,

Thank you for your email. I appreciate the concerns that you've raised, and you've raised them in the correct venue (with staff.)

Regarding the proposal itself, it's clear that their intended services fit within the current zoning allowed for that commercial area. Some of the services are not specifically listed as being outright permitted, so they have had to apply for a Conditional Use Permit. That means that conditions can be put on their receiving approval. However, the zoning allows for the proposed uses and the project cannot be banned outright under the current zoning. Because they have already submitted their application for the project, Valley Cities is vested; that means that even if the Council were to change permitted uses in that zone, this facility could still be built.

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I understand your concerns, but there is nothing the Council can do at this point.

Thank you again for emailing. If you have other questions, either for myself or staff, please don't hesitate to contact us.

Cordially,

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Mayor & Councilmember
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In a message dated 2/3/2015 11:12:10 P.M. Pacific Standard Time, traceyantler@gmail.com writes:

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Subj: **Fwd: Citizen Concern - Valley Cities Proposal**
Date: 2/8/2015 6:20:26 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: TPiasecki@desmoineswa.gov, mattthias@desmoineswa.gov, DLathrop@desmoineswa.gov,
DBrewer@desmoineswa.gov, ncoleman@desmoineswa.gov, gdelgado@desmoineswa.gov
CC: mpina@desmoineswa.gov

FYI. I'll be sharing my response with Council.

Dave K.

From: DesMnsDave@aol.com
To: traceyentler@gmail.com
Sent: 2/8/2015 5:15:46 P.M. Pacific Standard Time
Subject: Re: Citizen Concern - Valley Cities Proposal

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Tracey Entler
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425-988-4398

Subj: **Fwd: Citizen Concern - Valley Cities Proposal**
Date: 2/8/2015 6:21:22 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: citycouncil@desmoineswa.gov

Fellow Councilmembers,

FYI

Dave K.

From: DesMnsDave@aol.com
To: traceyantler@gmail.com
Sent: 2/8/2015 5:15:46 P.M. Pacific Standard Time
Subject: Re: Citizen Concern - Valley Cities Proposal

Hi Tracey,

Thank you for your email. I appreciate the concerns that you've raised, and you've raised them in the correct venue (with staff.)

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Thank you again for emailing. If you have other questions, either for myself or staff, please don't hesitate to contact us.

Cordially,

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Mayor & Councilmember
City of Des Moines, WA

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920 feet from Woodmont Elementary School and the connected playground
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The "Evaluation and Housing" building is on the east side of the proposed complex- only 450 feet from the library.

These patients are not screened for criminal background or sex offender status before being placed. I ask all members of the planning board- would you want your 11 year old getting off the school bus alone 540 feet from this facility? Or going to do homework at a library that is 450 feet from people being dropped off for (often reluctant) detox or acute psychiatric intervention?

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Date: 2/13/2015 6:35:16 A.M. Pacific Standard Time
From: DesMnsDave@aol.com
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In answer to your second question, my comment about "specifically prohibited" is incorrect; it's about uses that are not specifically allowed. That means that similar services are already permitted, but the code is silent on one or more of the specific services they would be providing. Nicole Coleman on staff should be able to tell you which one(s) were not specifically allowed, but which were similar to those that are specifically permitted.

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Your questions regarding the police may not be answered in the list of documents listed here. My suggestion would be to submit those questions regarding the nature of the services, and the need for prompt response to situations, in your comments.

Regarding break-ins and other property crimes, there isn't much the City can do. Until the City reaches a financially sustainable level, we won't be able to add additional officers. Even if we were able to do that, it won't prevent break-ins and other property crimes ... just reduce them a bit. That is something plaguing all cities in Washington state. We're the worst state in the country for the number of property crimes.

For other questions, Nicole Coleman may be able to answer them. Her number is 206.870.6551

I hope this helps. Just remember to get your comments in by February 17th.

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

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Date: 2/13/2015 7:40:09 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: ncoleman@desmoineswa.gov, DLathrop@desmoineswa.gov
CC: TPiasecki@desmoineswa.gov, mmatthias@desmoineswa.gov, DBrewer@desmoineswa.gov,
BCarver@desmoineswa.gov, gdelgado@desmoineswa.gov

FYI. Just a heads up ... I've pointed her to existing documents, but she's going to have additional comments and questions, most notably about police response to issues related to the services Valley Cities is looking to provide.

Dave K.

From: DesMnsDave@aol.com
To: traceyentler@gmail.com
Sent: 2/13/2015 6:35:16 A.M. Pacific Standard Time
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For other questions, Nicole Coleman may be able to answer them. Her number is 206.870.6551

I hope this helps. Just remember to get your comments in by February 17th.

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 2/13/2015 5:49:20 A.M. Pacific Standard Time, traceyentler@gmail.com writes:

Mayor Kaplan,

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I understand your concerns, but there is nothing the Council can do at this point.

Thank you again for emailing. If you have other questions, either for myself or staff, please don't hesitate to contact us.

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425-988-4398

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Again, these are not locked facilities. Patients in these facilities are free to leave, and many do. As an RN, I see people trying to break free of addiction and know that the success rates are low. I wholeheartedly support people having access to psychiatric and detox services. But mere feet from a school and residences is just not the place. Any "Determination of Nonsignificance" that ignores proximity to schools, libraries, playgrounds, school bus stops, public safety, and home values is fundamentally flawed and must be considered invalid.

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Subj: Re: Citizen Concern - Valley Cities Proposal
Date: 2/13/2015 8:40:23 A.M. Pacific Standard Time
From: DLathrop@desmoineswa.gov
To: desmnsdave@aol.com
CC: NColeman@desmoineswa.gov, TPiasecki@desmoineswa.gov, MMatthias@desmoineswa.gov,
DBrewer@desmoineswa.gov, BCarver@desmoineswa.gov, GDelgado@desmoineswa.gov

Thank you Mayor Dave.

Sent from my iPhone

On Feb 13, 2015, at 6:40 AM, "DesMnsDave@aol.com" <DesMnsDave@aol.com> wrote:

FYI. Just a heads up ... I've pointed her to existing documents, but she's going to have additional comments and questions, most notably about police response to issues related to the services Valley Cities is looking to provide.

Dave K.

From: DesMnsDave@aol.com
To: traceyantler@gmail.com
Sent: 2/13/2015 6:35:16 A.M. Pacific Standard Time
Subj: Re: Citizen Concern - Valley Cities Proposal

Tracey,

Thank you for your follow-up email. You have great questions to have answered. I can answer a few of them, but the documents Valley Cities is required to submit will answer others. If you can't find the answers to your questions from the links to submitted documents, those are the questions you want to make sure are in the comments you submit by the February 17th comment deadline. If those are not answered adequately, you may want to file a formal appeal to have those issues addressed.

In answer to your first question, the dispensary is for methadone, according to their description in the SEPA checklist on the 5th page.

https://mypermits.desmoineswa.gov/PermitTrax_Data/LIVE/PERMIT/PMT_30443/0c82c31a326147db9612e

In answer to your second question, my comment about "specifically prohibited" is incorrect; it's about uses that are not specifically allowed. That means that similar services are already permitted, but the code is silent on one or more of the specific services they would be providing. Nicole Coleman on staff should be able to tell you which one(s) were not specifically allowed, but which were similar to those that are specifically permitted.

In answer to your third question, they are required to submit a traffic study (and they have.) The report explains the specific impacts of traffic. Here's the link to that report:

https://mypermits.desmoineswa.gov/PermitTrax_Data/LIVE/PERMIT/PMT_30443/6430e343425f4d0ba33e6

I don't think it speaks to traffic flow on S. 268th. The City has a sidewalk project for which we have recently received a grant to put at least one sidewalk on S. 268th. The sidewalk would run the full length from 16th Avenue S. to Pacific Highway S. Our transportation department can tell you more about the timing of that sidewalk project, but I believe it would be built within the next year or year and a half. Their number is 206.870.6522

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Subj: **Re: Citizen Concern - Valley Cities Proposal**
Date: 2/13/2015 6:45:28 A.M. Pacific Standard Time
From: DesMnsDave@aol.com
To: traceyantler@gmail.com

Tracey,

One thing I failed to mention in my earlier email, there is a requirement that any patients brought to the facility by the police (involuntary commitment) must go back to their city of origin. We have included that requirement with the SCORE jail facility, and those brought in have to go back to the city they were arrested in. That has worked well with SCORE, and we don't have people hanging around from outside the City. The same requirement would be part of an agreement with Valley Cities as part of the mitigation. I wanted you to be aware of that too.

Dave K.

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425-988-4398

Subj: **Woodmont Recovery Campus concerns**
Date: 2/14/2015 9:46:03 P.M. Pacific Standard Time
From: missn2u2@comcast.net
To: citycouncil@desmoineswa.gov
CC: dlathrop@desmoineswa.gov, ncoleman@desmoineswa.gov

February 14, 2015

Attach and enclosed you will find my word document entitled Woodmont Recovery Campus. As a long time resident of Des Moines near 272nd, I feel compelled to review the past and present situation of the area of 272nd and Pacific Highway South. I mentioned in my letter that I am fully aware that the Woodmont Recovery Campus has to be located somewhere in the South End but the proposed location for such a campus will be a great disservice near 272nd and Pacific Highway South.

Nadya D. Curtis

Nadya D. Curtis
27319 10th Place S.
Des Moines, WA 98198
(253) 941-3047
(206) 293-5890

February 14, 2015

City Hall
Des Moines City Council Members
21630 11th Avenue South
Des Moines, WA 98198

Dear: Council Members,
Ms. Denise Lathrop, Community Development Manager
Ms. Nikole Coleman-Porter, Land Use Planner

This letter is in regards to my concerns on the location of Woodmont Recovery Campus to be build at 26915 Pacific Highway South, Des Moines, WA 98198. I have read most of the public reports regarding the project including Valley Cities Woodmont Recovery & Treatment Facility Traffic Assessment, the Notice of Mitigated Determination of Nonsignificance, and the report from The Keimig Associates Architects-Planners dated December 23, 2014. Most feasibility studies have been covered on paper but no where do I see what the impact will be for the general area of 272nd and Pacific Highway South.

272nd and Pacific Highway South has many challenges with 3 different jurisdiction and boundaries. Kent to the East, Federal Way to the South and Des Moines to the West. I have resided near 272nd for the past 29 years. During that time many changes have taken place and not necessarily for the better of the community. Federal Police Officer Patrick Maher was killed on 272nd & Pacific Highway South (Kent jurisdiction), Gang member killed at Redondo Square on 272nd and Pacific Highway (Des Moines jurisdiction), a Des Moines resident killed on 272nd Pacific Highway South (Federal Way jurisdiction). Those are just 3 specific incidents that made the news but on any given day you can witness prostitution, solicitation, drug dealings and gang activities. If data are compiled from all three jurisdictions you will find that the intersection of 272nd & Pacific Highway South (SR-99) is a problem area.

Now we are about to be faced with the huge project of Woodmont Recovery Campus which will be located next to the Woodmont Library, Woodmont Elementary school is a block away and Redondo Square located next door.

I realize the Woodmont Recovery Campus has to be located somewhere in the South End but to allow it to be built at that location is doing a greater disservice to the highly problematic area of 272nd and Pacific Highway South.

Respectfully,

Nadya D. Curtis

Subj: **Re: Woodmont Recovery Campus concerns**
Date: 2/17/2015 10:42:35 A.M. Pacific Standard Time
From: DesMnsDave@aol.com
To: missn2u2@comcast.net

Nadya,

Thank you for your email concerning Valley Cities' proposed facility. By copying Nicole Coleman and Denise Lathrop you've added your voice to the discussion.

The area where this facility is to be sited is zoned for the uses proposed, though they will have to mitigate what they propose.

Process-wise, staff will make a decision/recommendations, and then any appeals would go to the Hearing Examiner. Any appeals after that go to Superior Court. This project will not be coming to the City Council.

We appreciate the concerns you've expressed, and they have to mitigate their project's potential impacts, but they are allowed to build what they have chosen to build there. There is virtually nothing that can prevent that from happening.

Thank you again for expressing your concerns.

Warm Regards,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

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Subj: **Fwd: Woodmont Recovery Campus concerns**
Date: 2/17/2015 11:44:06 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: citycouncil@desmoineswa.gov
CC: TPiasecki@desmoineswa.gov, mmatthias@desmoineswa.gov

FYI

Dave K.

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To: missn2u2@comcast.net
Sent: 2/17/2015 10:42:35 A.M. Pacific Standard Time
Subj: Re: Woodmont Recovery Campus concerns

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From: DesMnsDave@aol.com
To: ncoleman@desmoineswa.gov, DLathrop@desmoineswa.gov

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Nadya D. Curtis

Subj: **MDNS-LUA2014-0038 - Woodmont Recovery Campus**
Date: 3/3/2015 9:00:54 A.M. Pacific Daylight Time
From: NColeman@desmoineswa.gov
To: NColeman@desmoineswa.gov
CC: desmnsdave@aol.com

Good Morning,

Please see the attached letter in response to your comment regarding LUA2014-0038 (Woodmont Recovery Campus).

Project documents submitted to the City for review of this application and the current status of the application are available at the following website: www.desmoineswa.gov/mypermits. Once on the website, please click on [Click to Search](#) under the Permit Search Section and then enter file number LUA2014-0038 in the [Search by ID Number](#) box and then click [Search](#) to access the information.

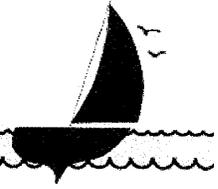
Best,

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

City of Des Moines



PLANNING, BUILDING AND PUBLIC WORKS
www.desmoineswa.gov
21630 11TH AVENUE SOUTH, SUITE D
DES MOINES, WASHINGTON 98198-6398
(206) 870-7576 FAX (206) 870-6544



March 3, 2015

RE: LUA2014-0038; 26915 Pacific Highway South, Des Moines, WA 98198
SEPA Mitigated Determination of Nonsignificance (MDNS)

Dear Concerned Citizen:

Thank you for your comment letter regarding the subject project. The State Environmental Policy Act (SEPA) environmental review process is designed to work with other regulations to provide a comprehensive review of a proposal. Most regulations focus on particular aspects of a proposal, while SEPA requires the identification and evaluation of probable impacts to all elements of the development and natural environment. If the proposal is not likely to have a significant adverse environmental impact or city regulations reduce the impacts sufficiently, a determination of nonsignificance (DNS) is issued. When changes to the proposal or mitigation measures are identified that will reduce likely significant adverse environmental impacts down to a nonsignificant level, a "mitigated determination of nonsignificance (MDNS)" is issued (WAC 197-11-350).

The City of Des Moines issued a MDNS for the proposed project on February 2, 2015, beginning a 15 day public comment period. Multiple comments were received by the comment due date. The following lists the primary concerns raised during the public comment period and responses:

1. **Concern:** Public Comment Period.

Response: Per Des Moines Municipal Code (DMMC) 16.05.240, once a MDNS is issued the SEPA Official shall provide a 15-day public comment period prior to taking any action on the application. In addition, Washington Administrative Code (WAC) 197-11-502 states that for a MDNS issued under WAC 197-11-340(2), agencies shall provide public notice under WAC 197-11-510 and receive comments on the MDNS for fourteen days.

2. **Concern:** Application Process.

Response: Per DMMC 18.20.080, a conditional use permit (CUP) is a Type III quasi-judicial land use action heard by the Hearing Examiner. Upon conclusion of the 15-day comment period and any applicable SEPA appeal period, the Hearing Examiner in an open record public quasi-judicial hearing may approve, approve with conditions, or deny a Type III land use action as specified by Chapter 18.240 DMMC. The Hearing Examiner's decision regarding a Type III land use action is appealable to the Superior Court of Washington for King County as specified by Chapter 18.240 DMMC.

3. **Concern:** Permitted Use.

Response: Per DMMC 18.52.010B, "Hospitals [mental and alcoholic]" is a permitted use in the Community Commercial (C-C) Zone with a Conditional Use Permit. A "conditional use" means that the use is permitted but because of characteristics peculiar to it, or because of size, technological processes, or type of equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, it requires a special degree of control to make such uses consistent with and compatible to

other existing or permissible uses in the same zone or zones, and to assure that such use shall not be inimical to the public interest.

The applicant is also required to obtain a Design Review Determination, Clearing and Grading Permit, and Applicable Building Permits.

4. **Concern:** Location near Residential Neighborhood.

Response: The Woodmont Recovery Campus is located in the Community Commercial (C-C) Zone. The primary purpose of the C-C Zone is to enhance, promote and maintain community oriented business areas. Although the development is focused primarily on Pacific Highway South (SR 99), it is located near an existing single-family neighborhood and adjacent to single family zoned parcels to the north and west. The Des Moines Municipal Code (DMMC) considers that commercial developments will sometimes be adjacent to single family neighborhoods and requirements have been put in place to help mitigate the impacts:

- Per DMMC 18.110.060(3), when an abutting property is zoned Single-Family Residential every lot shall have a rear yard setback of not less than 20 feet except as otherwise permitted in DMMC 18.110.060(7). Within 40 feet of the abutting Single-Family Residential Zone, maximum building height shall be 45 feet.
- Per DMMC 18.110.060(5), Every lot shall have a rear yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section
- Per DMMC 18.195.290(1), the perimeter of properties adjacent to a Residential Zone or shall provide a Type I landscaping strip with a minimum depth of 10 feet, maintaining existing mature buffering vegetation to the extent possible. Type I landscaping is intended to provide a solid sight barrier to a height of 10 feet totally separating incompatible land uses.

In addition and pursuant to Exhibit 1 of the MDNS determination, Valley Cities Counseling and Consultation shall install a 100% site obscuring fence along the portion of the site that abuts residentially zoned properties. The fence shall be a minimum of 6 feet in height and shall be located on the property line.

5. **Concern:** Inappropriate Location/Vicinity to School and Library

Response: The Washington State Growth Management Act (GMA) requires that counties and cities planning under the Revised Code of Washington (RCW) 36.70A.040 include a process for the identification and siting of “essential public facilities”. Essential public facilities can be government owned and operated facilities, or privately owned facilities that are regulated by public entities. RCW 36.70A.200 states that essential public facilities are “those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.”

Facility size, location and adverse impacts such as noise, odor, pollution generation, traffic impacts, aesthetics, and health and safety concerns are examples of some of the characteristics that make essential public facilities difficult to site. Experience shows that there is often public opposition when jurisdictions or service providers consider new locations for essential public facilities. However, RCW 36.70A.200(2)(5) states that “No local comprehensive plan or development regulation may preclude the siting of essential public facilities.”

6. **Concern:** Increase in Need for Public Services.

Response: Public service providers were provided an opportunity to provide comment on the project SEPA and no comments were received regarding potential service deficiencies. In addition, pursuant to Exhibit 1 of the MDNS determination, Valley Cities Counseling and Consultation shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Valley Cities Counseling and Consultation and the City a minimum of 5 months prior to the City issuance of the Certificate of

Occupancy. Included in this agreement shall be “return to city of origin” language. Valley Cities Counseling and Consultation shall not receive a Certificate of Occupancy or final inspections from the City until the agreement has been approved by both parties. A “return to city of origin” agreement shall only apply to those who are brought to the facility involuntarily by surrounding jurisdictions.

Pursuant to Exhibit 1 of the MDNS determination, Valley Cities Counseling and Consultation shall establish and enforce a strict policy to prohibit loitering.

7. **Concern:** Traffic Assessment.

Response: The traffic consultant, Heath and Associates, will provide additional information by March 6, 2015.

The City of Des Moines Responsible SEPA Official has extended the appeal period for the proposed project in order to allow the applicant adequate time to respond to comments received during the comment period. The decision to issue the MDNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on **March 16, 2015**. The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the MDNS.

Project documents submitted to the City for review of this application and the current status of the application are available at the following website: www.desmoineswa.gov/mypermits. Once on the website, please click on [Click to Search](#) under the Permit Search Section and then enter file number LUA2014-0038 in the [Search by ID Number](#) box and then click [Search](#) to access the information.

Written comments concerning the MDNS are no longer being accepted as the comment period closed on February 17, 2015.

Thank you for your input into the review process for this project. If you have any questions regarding this letter or need further clarification about the application, please feel free to contact me.

Sincerely,

Nikole Coleman

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
206.870.6551 | ncoleman@desmoineswa.gov | www.desmoineswa.gov

Subj: **Re: MDNS-LUA2014-0038 - Woodmont Recovery Campus**
Date: 3/3/2015 9:42:05 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: NColeman@desmoineswa.gov

Nicole,

Was this sent to the individuals who sent in comments, or just posted in public venues?

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 3/3/2015 8:00:54 A.M. Pacific Standard Time, NColeman@desmoineswa.gov writes:

Good Morning,

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Best,

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

Subj: **RE: MDNS-LUA2014-0038 - Woodmont Recovery Campus**
Date: 3/4/2015 7:45:41 A.M. Pacific Standard Time
From: NColeman@desmoineswa.gov
To: desmnsdave@aol.com

It was sent to those who sent in comments and posted to permit trax for public viewing.

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Tuesday, March 03, 2015 8:42 PM
To: Nikole Coleman
Subject: Re: MDNS-LUA2014-0038 - Woodmont Recovery Campus

Nicole,

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Mayor & Councilmember
City of Des Moines, WA

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Date: 3/4/2015 8:46:13 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: NColeman@desmoineswa.gov

Okay, thanks.

Good responses.

Dave K.

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City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

Subj: **Drug Rehab Facility in Woodmont**
Date: 7/17/2015 11:38:39 A.M. Pacific Daylight Time
From: crfancygirl@yahoo.com
To: dkaplan@desmoineswa.gov, vpennington@desmoineswa.gov, citycouncil@desmoineswa.gov,
mpina@desmoineswa.gov, jnutting@desmoineswa.gov, lbangs@desmoineswa.gov,
mmusser@desmoineswa.gov, bsheckler@desmoineswa.gov

Dear City Council Members for the City of Des Moines,

I am writing over concern with the development of the psychiatric, detox, addict recovery inpatient/outpatient facility behind the Safeway in the Woodmont Neighborhood. It has recently come to my attention that this is being pursued for development less than half a mile from where I live. My husband and I own two properties on 16th Ave South directly across from Woodmont Elementary School and have been residents for nearly 10 years now. We have worked hard at improving our properties and have invested a lot of time and money to better our neighborhood to establish a sense of pride for our community.

I have several concerns about the development of this facility in this area. Children walk to and from school on that road twice daily. It is a residential neighborhood filled with families who should not be concerned about people being drawn to our community because of their mental, drug or alcohol treatments. This center is not something that belongs in a neighborhood. It is dangerous and every community member should be concerned for their life and property with the exposure that this will bring.

I am concerned about safety. Where there are drugs, there is crime. You can not expect people in rehab to enter and exit the same day with their life changed by a miracle. This is an inpatient/outpatient facility. The members of this community are supposed to expect that their life and property will be safe when people seeking psychiatric care, drug addiction and detoxification are gathered in one place? It would be safer having a prison in our neighborhood because of the amount of security surrounding it. Now every resident will have decreased property values, increased insurance rates, alarms systems, razor wire fencing and will have to sleep at night with a gun under their pillow. It's not right to sacrifice what every property owner in this area has worked hard for in order to build a facility to treat people that have no investment in our community.

I would like for you to answer these questions... Would you want this built in your neighborhood? Do you want to walk your child to school while passing drug addicts or psych patients? Do you want the petofile seeking treatment at the psych facility looking at your child or following them home? Every school shooting has been at the hands of someone psychologically disturbed and yet there is a grade school a couple blocks away on the main thoroughfare to the center. How about drug paraphernalia in the play ground. Or a tweeter wrecking havoc at the grocery store? These are serious and major concerns that are not unrealistic. There are other places that this facility can go. A neighborhood is not one of them.

Why isn't this facility being put in near SeaTac Airport where they've ripped up the woods and cleared out the hillside? It's industrial and the correctional facility is nearby. Use the available

resources to feed off each other. That makes sense. A neighborhood is not the right place, so find another.

I look forward to your responses and will share them with the community members.

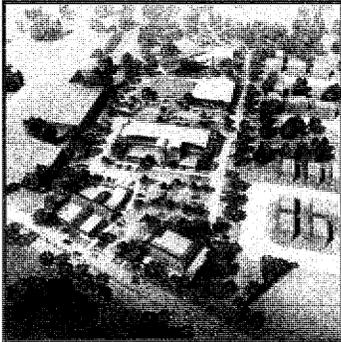
Sincerely,

Doreen Harper

26625/26615 16th Ave. South

Here is the article written up about the facility.

[Valley Cities to build mental health campus to serve Federal Way, South King County - Federal Way Mirror](#)



Valley Cities to build mental health campus to serve Fed...

King County is facing a mental health crisis. Despite a unanimous ruling by the Washington State Supreme Court

[View on www.federalwaymirror...](#)

Preview by Yahoo

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Date: 7/17/2015 4:11:45 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: TPiasecki@desmoineswa.gov
CC: mmatthias@desmoineswa.gov, DBrewer@desmoineswa.gov

FYI. Can someone please answer Ms. Harper's email, and copy us on it? Thank you.

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From: crfancygirl@yahoo.com
To: dkaplan@desmoineswa.gov, vpennington@desmoineswa.gov, citycouncil@desmoineswa.gov,
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mmusser@desmoineswa.gov, bsheckler@desmoineswa.gov
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[View on www.federalwaymirror...](#)

Preview by Yahoo

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Date: 7/17/2015 4:19:24 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: crfancygirl@yahoo.com, dkaplan@desmoineswa.gov, vpennington@desmoineswa.gov,
citycouncil@desmoineswa.gov, mpina@desmoineswa.gov, jnutting@desmoineswa.gov,
lbangs@desmoineswa.gov, mmusser@desmoineswa.gov, bsheckler@desmoineswa.gov
CC: TPiasecki@desmoineswa.gov, DBrewer@desmoineswa.gov

Ms. Harper,

Thank you for your email concerning the Woodmont Recovery Center.

This project does not come before the City Council for consideration. Our zoning up on Pacific Highway S. allowed for that use, and a complete application was filed with the City. They are allowed to build that facility. The zoning has since changed to prevent similar facilities, but there is nothing we can do about a project that is vested.

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I'm going to forward your email to City staff, and they will be better able to answer what mitigation was required as part of project approval.

I wish I had a better answer for you, but the project will be built.

Sincerely,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 7/17/2015 11:38:39 A.M. Pacific Daylight Time, crfancygirl@yahoo.com writes:

Dear City Council Members for the City of Des Moines,

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member should be concerned for their life and property with the exposure that this will bring.

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26625/26615 16th Ave. South

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View on www.federalwaymirror...

Preview by Yahoo



Subj: **Re: Drug Rehab Facility in Woodmont**
Date: 7/17/2015 5:13:34 P.M. Pacific Daylight Time
From: crfancygirl@yahoo.com
To: DesMnsDave@aol.com

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Thank you for your reply. I look forward to the response.

Sincerely,
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From: "DesMnsDave@aol.com" <DesMnsDave@aol.com>
To: crfancygirl@yahoo.com; dkaplan@desmoineswa.gov; vpennington@desmoineswa.gov; citycouncil@desmoineswa.gov; mpina@desmoineswa.gov; jnutting@desmoineswa.gov; lbangs@desmoineswa.gov; mmusser@desmoineswa.gov; bsheckler@desmoineswa.gov
Cc: TPiasecki@desmoineswa.gov; DBrewer@desmoineswa.gov
Sent: Friday, July 17, 2015 4:19 PM
Subject: Re: Drug Rehab Facility in Woodmont

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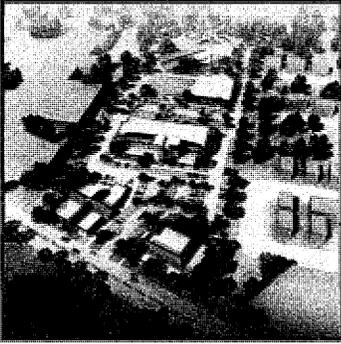
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Friday, August 14, 2015 AOL: DesMnsDave



a unanimous ruling by the Washington State
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View on www.federalwaymirror...

Preview by Yahoo

Subj: **RE: Drug Rehab Facility in Woodmont**
Date: 7/20/2015 8:49:09 A.M. Pacific Daylight Time
From: NColeman@desmoineswa.gov
To: crfancygirl@yahoo.com
CC: CityCouncil@desmoineswa.gov, DBrewer@desmoineswa.gov, DLathrop@desmoineswa.gov,
TPiasecki@desmoineswa.gov

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NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

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mpina@desmoineswa.gov, jnutting@desmoineswa.gov, lbangs@desmoineswa.gov,
mmusser@desmoineswa.gov, bsheckler@desmoineswa.gov
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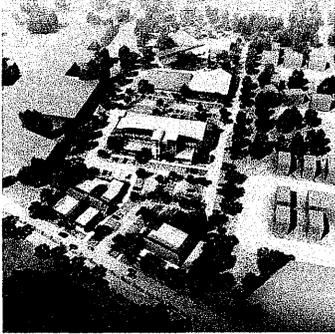
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Preview by Yahoo

Subj: **Re: Drug Rehab Facility in Woodmont**
Date: 7/20/2015 11:33:58 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: NColeman@desmoineswa.gov

Nikole,

I've not had a chance to look yet, but do the documents show what mitigation measures we've asked them to take?

Dave K.

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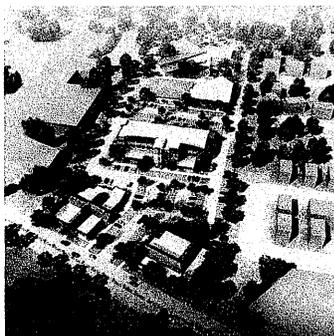
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Preview by Yahoo

Subj: **RE: Drug Rehab Facility in Woodmont**
Date: 7/20/2015 12:56:34 P.M. Pacific Daylight Time
From: NColeman@desmoineswa.gov
To: desmnsdave@aol.com

Yes.

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Monday, July 20, 2015 11:34 AM
To: Nikole Coleman
Subject: Re: Drug Rehab Facility in Woodmont

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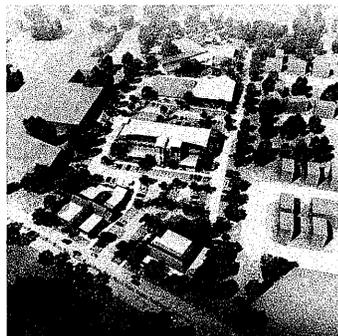
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Subj: **Re: Drug Rehab Facility in Woodmont**
Date: 7/20/2015 1:01:09 P.M. Pacific Daylight Time
From: crfancygirl@yahoo.com
To: NColeman@desmoineswa.gov
CC: CityCouncil@desmoineswa.gov, DBrewer@desmoineswa.gov, DLathrop@desmoineswa.gov,
TPiasecki@desmoineswa.gov

Thank you Ms. Coleman for taking the time to respond. I will share this with the neighborhood group who has concerns about the project.

Sincerely,
Doreen Harper

From: Nikole Coleman <NColeman@desmoineswa.gov>
To: "crfancygirl@yahoo.com" <crfancygirl@yahoo.com>
Cc: CityCouncil <CityCouncil@desmoineswa.gov>; Dan Brewer <DBrewer@desmoineswa.gov>; Denise Lathrop <DLathrop@desmoineswa.gov>; Tony Piasecki <TPiasecki@desmoineswa.gov>
Sent: Monday, July 20, 2015 8:48 AM
Subject: RE: Drug Rehab Facility in Woodmont

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City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

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To: dkaplan@desmoineswa.gov, vpennington@desmoineswa.gov, citycouncil@desmoineswa.gov,
mpina@desmoineswa.gov, jnutting@desmoineswa.gov, lbangs@desmoineswa.gov, mmusser@desmoineswa.gov,
bsheckler@desmoineswa.gov
Sent: 7/17/2015 11:38:39 A.M. Pacific Daylight Time
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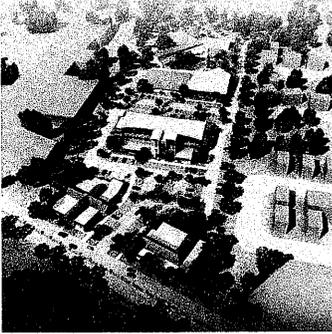
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[View on www.federalwaymirror...](http://www.federalwaymirror...)

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Subj: **Re: Drug Rehab Facility in Woodmont**
Date: 7/20/2015 5:03:16 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: NColeman@desmoineswa.gov

Thank you!

Dave K.

In a message dated 7/20/2015 12:56:34 P.M. Pacific Daylight Time, NColeman@desmoineswa.gov writes:

Yes.

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Monday, July 20, 2015 11:34 AM
To: Nikole Coleman
Subject: Re: Drug Rehab Facility in Woodmont

Nikole,

I've not had a chance to look yet, but do the documents show what mitigation measures we've asked them to take?

Dave K.

In a message dated 7/20/2015 8:49:09 A.M. Pacific Daylight Time, NColeman@desmoineswa.gov

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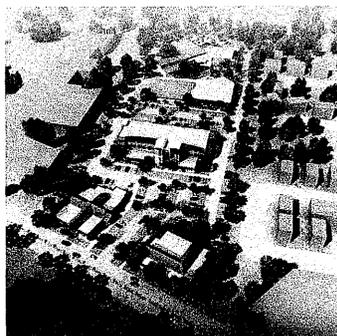
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Date: 7/20/2015 5:04:29 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: crfancygirl@yahoo.com, NColeman@desmoineswa.gov
CC: CityCouncil@desmoineswa.gov, DBrewer@desmoineswa.gov, DLathrop@desmoineswa.gov, TPiasecki@desmoineswa.gov

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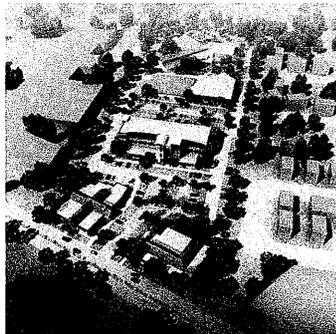
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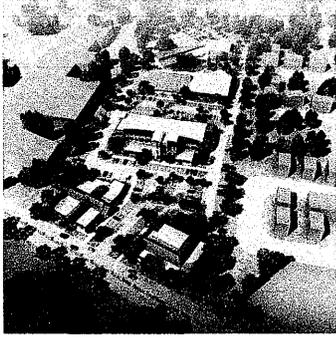
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The project is currently going through the design review process and intends to construct the facility in multiple phases. The documents associated with this land use action are available at the following website: www.desmoineswa.gov/mypermits. Once on the above website, please click on **Click to Search** under the Permit Search Section and then enter the File Number (LUA2014-0038) in **The Search by ID Number** box and then click **Search** to access the information.

Please let me know if you have any additional questions,

NIKOLE COLEMAN, AICP | Land Use Planner
 City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: crfancygirl@yahoo.com
 To: dkaplan@desmoineswa.gov, vpennington@desmoineswa.gov,
citycouncil@desmoineswa.gov, mpina@desmoineswa.gov,
jnutting@desmoineswa.gov, lbangs@desmoineswa.gov,
mmusser@desmoineswa.gov, bsheckler@desmoineswa.gov
 Sent: 7/17/2015 11:38:39 A.M. Pacific Daylight Time
 Subj: Drug Rehab Facility in Woodmont

Dear City Council Members for the City of Des Moines,

I am writing over concern with the development of the psychiatric, detox, addict recovery inpatient/outpatient facility behind the Safeway in the Woodmont Neighborhood. It has recently come to my attention that this is being pursued for development less than half a mile from where I live. My husband and I own two properties on 16th Ave South directly across from Woodmont Elementary School and have been residents for nearly 10 years now. We have worked hard at improving our properties and have invested a lot of time and money to better our neighborhood to establish a sense of pride for our community.

I have several concerns about the development of this facility in this area. Children walk to and from school on that road twice daily. It is a residential neighborhood filled with families who should not be concerned about people being drawn to our community because of their mental, drug or alcohol treatments. This center is not something that belongs in a neighborhood. It is dangerous and every community member should be concerned for their life and property with the exposure that this will bring.

I am concerned about safety. Where there are drugs, there is crime. You can not expect people in rehab to enter and exit the same day with their life changed by a miracle. This is an inpatient/outpatient facility. The members of this community are supposed to expect that their life and property will be safe when people seeking psychiatric care, drug addiction and detoxification are gathered in one place? It would be safer having a prison in our neighborhood because of the amount of security surrounding it. Now every resident will have decreased property values, increased insurance rates, alarms systems, razor wire fencing and will have to sleep at night with a gun under their pillow. It's not right to sacrifice what every property owner in this area has worked hard for in order to build a facility to treat people that have no investment in our community.

I would like for you to answer these questions... Would you want this built in your neighborhood? Do you want to walk your child to school while passing drug addicts or psych patients? Do you want the petofile seeking treatment at the psych facility looking at your child or following them home? Every school shooting has been at the hands of someone psychologically disturbed and yet there is a grade school a couple blocks away on the main thoroughfare to the center. How about drug paraphernalia in the play ground. Or a tweeter wrecking havoc at the grocery store? These are serious and major concerns that are not unrealistic. There are other places that this facility can go. A neighborhood is not one of them.

Why isn't this facility being put in near SeaTac Airport where they've ripped up the woods and cleared out the hillside? It's industrial and the correctional facility is nearby. Use the available resources to feed off each other. That makes sense. A neighborhood is not the right place,

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I look forward to your responses and will share them with the community members.

Sincerely,

Doreen Harper

26625/26615 16th Ave. South

Here is the article written up about the facility.

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King County is facing a mental health crisis.

Despite a unanimous ruling by the Washington

State Supreme Court

[View on www.federalwaymirror...](#)

Preview by Yahoo

Subj: **Fwd: Drug Rehab Facility in Woodmont**
Date: 8/4/2015 8:29:35 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: mpina@desmoineswa.gov

It's actually Nicole's email. See below.

Dave K.

From: DesMnsDave@aol.com
To: crfancygirl@yahoo.com, NColeman@desmoineswa.gov
CC: CityCouncil@desmoineswa.gov, DBrewer@desmoineswa.gov, DLathrop@desmoineswa.gov, TPiasecki@desmoineswa.gov
Sent: 7/20/2015 5:04:23 P.M. Pacific Daylight Time
Subj: Re: Drug Rehab Facility in Woodmont

Doreen,

The side agreement listed there is typically called a "good neighbor agreement" and should address many of the concerns.

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 7/20/2015 1:01:09 P.M. Pacific Daylight Time, crfancygirl@yahoo.com writes:

Thank you Ms. Coleman for taking the time to respond. I will share this with the neighborhood group who has concerns about the project.
Sincerely,
Doreen Harper

From: Nikole Coleman <NColeman@desmoineswa.gov>
To: "'crfancygirl@yahoo.com'" <crfancygirl@yahoo.com>
Cc: CityCouncil <CityCouncil@desmoineswa.gov>; Dan Brewer <DBrewer@desmoineswa.gov>; Denise Lathrop <DLathrop@desmoineswa.gov>; Tony Piasecki <TPiasecki@desmoineswa.gov>
Sent: Monday, July 20, 2015 8:48 AM
Subject: RE: Drug Rehab Facility in Woodmont

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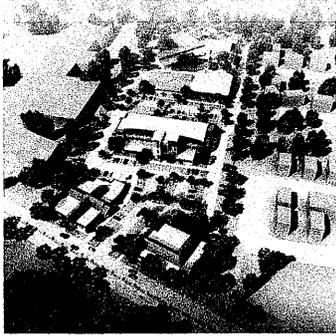
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[Valley Cities to build mental health campus to serve Fed...](#)

King County is facing a mental health crisis. Despite



a unanimous ruling by the Washington State
Supreme Court

[View on www.federalwaymirror...](http://www.federalwaymirror...)

Preview by Yahoo

Subj: **Woodmont Rehab Center**
Date: 8/4/2015 3:57:27 P.M. Pacific Daylight Time
From: apandjesus@gmail.com
To: dkaplan@desmoineswa.gov

Good afternoon,

I am requesting a copy of the hearing examiner report in regards to the Woodmont Rehab center on 16th Ave & Pac Hwy.

Also would it be possible to have a community meeting, there are a lot of hurt/frustrated emotions right now. So much so, that some residents are even looking into annexing into the city of FW. I truly believe there has to be a peaceful resolution for all involved.

Sincerely,

April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **Fwd: Woodmont Rehab Center**
Date: 8/4/2015 4:02:10 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: TPiasecki@desmoineswa.gov

FYI

Dave K.

From: apandjesus@gmail.com
To: dkaplan@desmoineswa.gov
Sent: 8/4/2015 3:57:27 P.M. Pacific Daylight Time
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Subj: **Woodmont Recovery Campus**
Date: 8/4/2015 4:17:37 P.M. Pacific Daylight Time
From: TPiasecki@desmoineswa.gov
To: desmnsdave@aol.com

Dave,

The permit number is LUA2014-0038. I just checked and all project related information/reports/decisions are available in our system, including the Hearing Examiner's decision.

Tony Piasecki
Des Moines City Manager

CONFIDENTIALITY STATEMENT: The information contained in this electronic communication is personal, privileged and/or confidential information intended only for the use of the individual(s) or entity(ies) to which it has been addressed. If you read this communication and are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, other than delivery to the intended recipient is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail. Thank you.

Subj: **Re: Woodmont Recovery Campus**
Date: 8/4/2015 11:32:25 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: TPiasecki@desmoineswa.gov

Thanks Tony.

Dave K.

In a message dated 8/4/2015 4:17:37 P.M. Pacific Daylight Time, TPiasecki@desmoineswa.gov writes:

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Subj: **Re: Woodmont Rehab Center**
Date: 8/5/2015 12:47:49 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: apandjesus@gmail.com
CC: TPiasecki@desmoineswa.gov

April,

Thank you for your email concerning the Woodmont Recovery Center.

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Regarding a community meeting, I (and possibly some of my fellow councilmembers) would be happy to meet with the community regarding this issue. As long as there is a clear understanding that the project has been approved by the Hearing Examiner, and nothing is going to stop the project from going forward.

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Mayor & Councilmember
City of Des Moines, WA

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Sent from Windows Mail

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Date: 8/5/2015 12:49:53 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: citycouncil@desmoineswa.gov
CC: TPiasecki@desmoineswa.gov

FYI

Dave K.

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CC: TPiasecki@desmoineswa.gov
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Sent from Windows Mail

Subj: **Re: Woodmont Rehab Center**
Date: 8/5/2015 1:08:19 P.M. Pacific Daylight Time
From: apandjesus@gmail.com
To: DesMnsDave@aol.com

Good afternoon, Mr. Mayor,

Thanks so much for the information, I am hoping some facts will help eliminate the fear/tension that is running around. I truly hope we can have a peaceful, POSTIVE meeting. Let me ask my fellow neighbors if they are willing to come listen in a positive, productive way and let them know this a community build up, not tear down meeting. Can I get back to you by Monday, in regards to the meeting? I know your extremely busy and don't want to waste your time if it will just be a cranky/angry meeting.

Thanks for everything you do for our great community,

April Chavarria

Sent from my T-Mobile 4G LTE Device

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From: DesMnsDave@aol.com
Date: 08/05/2015 12:47 PM (GMT-08:00)
To: apandjesus@gmail.com
Cc: TPiasecki@desmoineswa.gov
Subject: Re: Woodmont Rehab Center

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From: DesMnsDave@aol.com
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Sent from Windows Mail

Subj: **Re: Woodmont Rehab Center**
Date: 8/11/2015 4:05:24 P.M. Pacific Daylight Time
From: apandjesus@gmail.com
To: DesMnsDave@aol.com

Good afternoon, Mayor Kaplan,

Would it be possible to have a community meeting in the evening at Woodmont Library?

Thanks for your time,

April Chavarria

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Subj: **Re: Woodmont Rehab Center**
Date: 8/12/2015 9:28:45 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: apandjesus@gmail.com

Certainly. I'm not sure how big their meeting room is, or their availability, but I'd be happy to check.

How much lead time do you think, April? If they were available tomorrow does that work? Maybe next week?

Dave K.

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With that understanding, let's figure out a location to meet.

Cordially,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 8/4/2015 3:57:27 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

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Sincerely,

April Chavarria
Concerned residence.

Sent from Windows Mail

2ffoeZP7T7ZVJJclRc8Rp6BtFxFWznuW8cKeqlR%2bckL%2bqJFYJKs8bvwtw

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April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **FW: SEPA Noticing - Woodmont Recovery Campus**
Date: 8/12/2015 10:18:47 A.M. Pacific Daylight Time
From: TPiasecki@desmoineswa.gov
To: desmnsdave@aol.com

FYI

Tony Piasecki
Des Moines City Manager

CONFIDENTIALITY STATEMENT: The information contained in this electronic communication is personal, privileged and/or confidential information intended only for the use of the individual(s) or entity(ies) to which it has been addressed. If you read this communication and are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, other than delivery to the intended recipient is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail. Thank you.

From: Denise Lathrop
Sent: Wednesday, August 12, 2015 10:14 AM
To: Tony Piasecki <TPiasecki@desmoineswa.gov>
Cc: Nikole Coleman <NColeman@desmoineswa.gov>; Dan Brewer <DBrewer@desmoineswa.gov>
Subject: SEPA Noticing - Woodmont Recovery Campus

Tony:

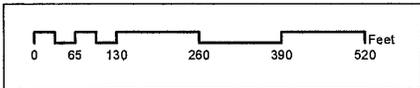
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I'll have Nikole follow-up with you tomorrow regarding any additional notification (phone/e-mail) she may have provided to the Federal Way School District.

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

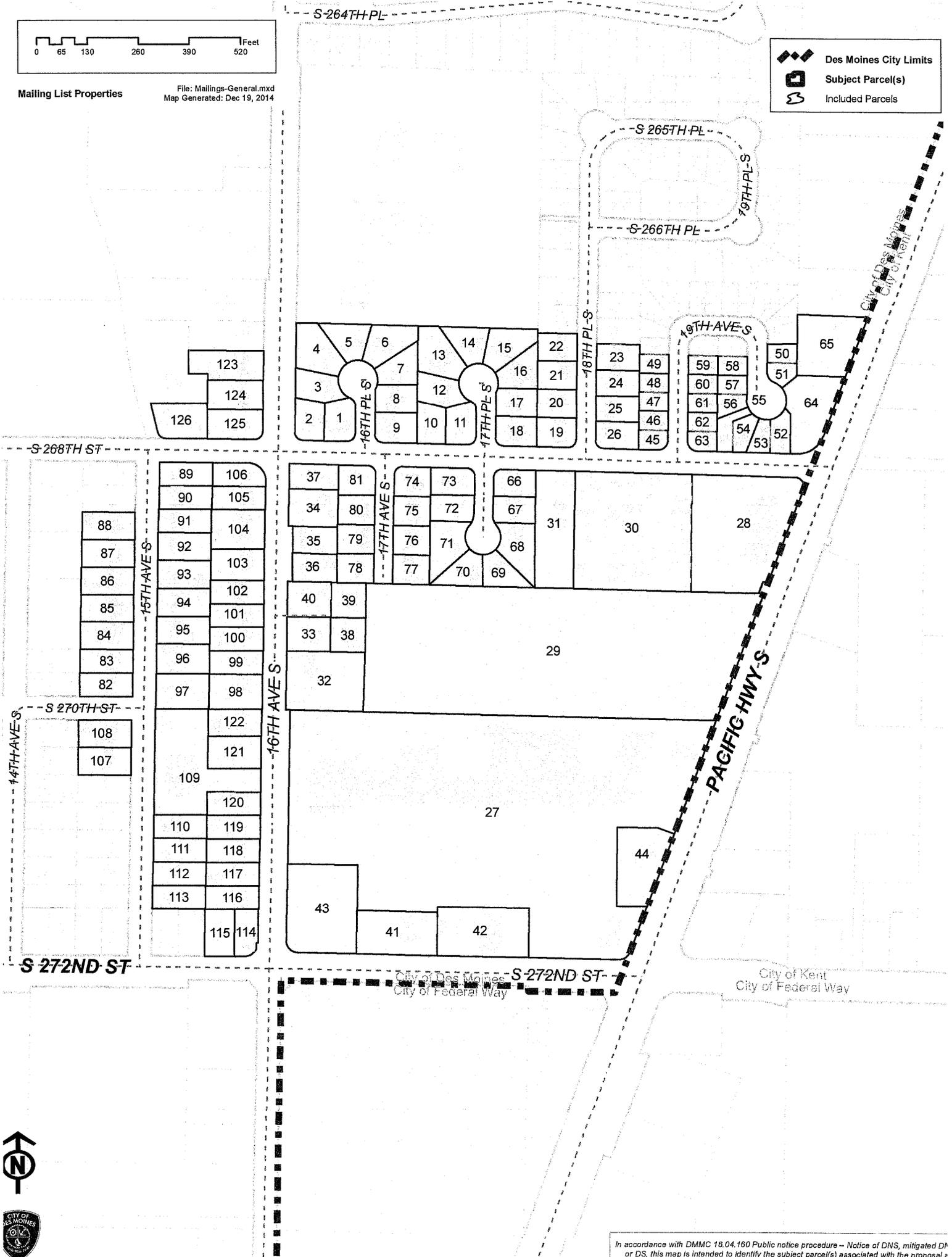
Friday, August 14, 2015 AOL: DesMnsDave



Mailing List Properties

File: Mailings-General.mxd
Map Generated: Dec 19, 2014

-  Des Moines City Limits
-  Subject Parcel(s)
-  Included Parcels



In accordance with DMMC 16.04.160 Public notice procedure -- Notice of DNS, mitigated DP or DS, this map is intended to identify the subject parcel(s) associated with the proposal and all parcels within 300 feet are required to receive notice of the EPA determination.

From: [Nikole Coleman](#)
To: [Nikole Coleman](#)
Bcc: [Tony Piasecki](#); [Michael Matthias](#); [Dan Brewer](#); [Denise Lathrop](#); [George Delgado](#); [Barry Sellers](#); [Bonnie Wilkins](#); [Brandon Carver](#); [Loren Reinhold](#); [Tim George](#); ["chipd@burienwa.gov"](#); ["Isaac.conlen@cityoffederalway.com"](#); ["canderson@kentwa.gov"](#); ["chadt@ci.normandy-park.wa.us"](#); ["spilcher@ci.seatac.wa.us"](#); ["Rod-Leland@fwps.org"](#); ["cindy-wendland@fwps.org"](#); ["Rhonda.kaetzel@kingcounty.gov"](#); [Gordon Goodsell](#); ["marc@midwaysewer.org"](#); ["jdelmar@highlinewater.org"](#); ["perry.weinberg@soundtransit.org"](#); ["Janet_Turpen@cable.comcast.com"](#); ["douglas.corbin@pse.com"](#); ["warren.perkins@centurylink.com"](#); ["steve.davis@centurylink.com"](#); ["DTS@qwestoffice.net"](#); ["kurtweinreich@gmail.com"](#); ["laura.murphy@muckleshoot.nsn.us"](#); ["Karen.walter@muckleshoot.nsn.us"](#); ["Erin.slaten@muckleshoot.nsn.us"](#); ["Andrew.Strobel@PuyallupTribe.com"](#); ["bill.sullivan@puyalluptribe.com"](#); ["brandon.revnon@puyalluptribe.com"](#); ["bryanburnett1234@gmail.com"](#); ["missn2u2@comcast.net"](#); ["jstarkovich@juno.com"](#); ["traceventier@gmail.com"](#); ["Leila.Willoughby-Oakes@cityoffederalway.com"](#); ["Whitman, Monica"](#)
Subject: LUA2014-0038 Woodmont Recovery Campus: Notice of Public Hearing - April 3
Date: Tuesday, March 17, 2015 9:20:17 AM
Attachments: [LUA2014-0038 Notice of PH.pdf](#)
[LUA2014-0038 Site Plan.pdf](#)

Attached you will find the Notice of Public Hearing and site plan for the subject project.

Description of proposal: Approval of a Conditional Use Permit to allow the construction of a Medical and Mental Health Recovery Campus. The campus will consist of 5 buildings: a Detox Facility of 25,340 square feet, with 40 total beds; an Evaluation & Treatment Facility of 19,665 square feet, with 24 total beds; a main office building with 19,160 square feet of medical office space and 15,000 square feet of administrative office space; a Dispensary Clinic of 7,200 square feet; and the Commons meeting facility of 8,340 square feet providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process. The project is located on parcels 2822049045 and 2822049012.

Date of issuance: March 17, 2015

Lead Agency Contact: Signature block below

Web page link: Project documents submitted to the City for review of this application and the current status of the application are available at the following website: www.desmoineswa.gov/mypermits. Once on the website, please click on [Click to Search](#) under the Permit Search Section and then enter file number LUA2014-0038 in the [Search by ID Number](#) box and then click [Search](#) to access the information.

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

206-870-6551 | ncoleman@desmoineswa.gov | www.desmoineswa.gov

Subj: **Re: Woodmont Rehab Center**
Date: 8/12/2015 10:43:30 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: apandjesus@gmail.com

I just posted it on the Woodmont page: 7:30pm to 9:00pm, Tuesday, August 18th.

The only caveat is that the room only holds 45, and we can't legally go over that or the Library and South King Fire & Rescue will get cranky.

I'll ask at least one other councilmember to join us.

Dave K.

In a message dated 8/12/2015 10:02:27 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Anytime next week will work. Again thank you for your time and patience.

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: DesMnsDave@aol.com
Date: 08/12/2015 9:28 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

Certainly. I'm not sure how big their meeting room is, or their availability, but I'd be happy to check.

How much lead time do you think, April? If they were available tomorrow does that work? Maybe next week?

Dave K.

In a message dated 8/11/2015 4:05:24 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

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Date: 08/05/2015 12:47 PM (GMT-08:00)
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Subject: Re: Woodmont Rehab Center

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From: apandjesus@gmail.com
To: DesMnsDave@aol.com

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April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **Woodmont K-8 Facility Use Form and Fee Schedule**
Date: 8/12/2015 1:39:45 P.M. Pacific Daylight Time
From: skiyohar@fwps.org
To: dkaplan@desmoineswa.gov

Hi,

If you decide to use our building please get this use form back to me as soon as possible, scanning works great as there is a second side that need your initials.

Thank you,

Sharon Kiyohara
Office Manager
Woodmont K-8
Federal Way Public Schools
253-945-4501

Download attachment at: http://app40.schoolsde.com/upload/671874345/fsddocuments/F118_2.pdf

Download attachment at: <http://app40.schoolsde.com/upload/671874345/fsddocuments/0118%20-%20Rev%207-12.pdf>

Subj: **Fwd: Woodmont K-8 Facility Use Form and Fee Schedule**
Date: 8/12/2015 1:50:37 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: TPiasecki@desmoineswa.gov

FYI. I'll be down to chat about this as an option.

Dave K.

From: skiyohar@fwps.org
To: dkaplan@desmoineswa.gov
Sent: 8/12/2015 1:39:45 P.M. Pacific Daylight Time
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Office Manager
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Federal Way Public Schools
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Date: 8/12/2015 4:13:22 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: apandjesus@gmail.com

April,

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Sent from my T-Mobile 4G LTE Device

----- Original message -----

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From: apandjesus@gmail.com
To: DesMnsDave@aol.com

Perfect! I know Woodmont doesn't open up till Monday, but being Mayor you may have some pull ;) The principal is brand new Ms. Neven.

Again thanks for all your support in this matter, I know there are a lot of negative Nelly's out there.

Sincerely,

April

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FYI. Two more emails to follow.

Tony Piasecki
Des Moines City Manager

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From: Nikole Coleman
Sent: Thursday, August 13, 2015 8:36 AM
To: Denise Lathrop <DLathrop@desmoineswa.gov>; Tony Piasecki <TPiasecki@desmoineswa.gov>
Cc: Dan Brewer <DBrewer@desmoineswa.gov>
Subject: RE: SEPA Noticing - Woodmont Recovery Campus

Rod Leland has not been our contact for some time. The Woodmont notice may have been the notice that informed us of that. However, he was not the only FWSD SEPA contact. See the attached updated noticing list. I update it as I am made aware of retirements and such.

Beyond what we were required to do, I also noticed the principal of the school as well (attached). No response was received.

I also was contacted by the Federal Way Superintendent Sally Mclean and the Washington State Assistant Superintendent Dan Newell. I have those email, but I am being told this email is getting to large to attach everything.

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

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<< File: LUA2014-0038 Woodmont Recovery Campus_ Notice of Public Hearing - April 3.pdf >> << File: DesMoinesMailingsMap.pdf >>

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: [Nikole Coleman](#)
To: ["dbogle@fwps.org"](mailto:dbogle@fwps.org)
Subject: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South
Date: Monday, February 02, 2015 8:40:56 AM
Attachments: [LUA2014-0038 DNS and Checklist 020215.pdf](#)
[LUA2014-0038 DNS Notice 020215.pdf](#)

Attached you will find the MDNS and Environmental Checklist for the subject project.

Type of SEPA document: MDNS

Description of proposal: The proposed project will provide a Medical and Mental Health Recovery Campus, which will include an Emergency and Treatment (E&T) Inpatient Psychiatric Facility, inpatient and outpatient detox facility, an office building with space for Dental, Medical, and Mental Health treatment, 15,000 sq. ft. of Administrative office space, and a "Commons" building providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process.

Address: 26915 Pacific Highway South, Des Moines, WA 98198

Date of issuance: February 2, 2015

Lead Agency Contact: Signature block below

Web page link: Project documents submitted to the City for review of this application and the current status of the application are available at the following website: www.desmoineswa.gov/mypermits. Once on the website, please click on [Click to Search](#) under the Permit Search Section and then enter file number LUA2014-0038 in the [Search by ID Number](#) box and then click [Search](#) to access the information.

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: 206-870-6551 | Fax: 206-870-6544

ncoleman@desmoineswa.gov | www.desmoineswa.gov

PUBLIC NOTICE DISTRIBUTION LIST - EMAILS

August 14, 2015

Sent	Contact	E-mail Address
Posting Locations:		
<input type="checkbox"/>	City Hall	
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<input type="checkbox"/>	Library South	
<input type="checkbox"/>	Marina	
<input type="checkbox"/>	Redondo Pier	
<input type="checkbox"/>	Property	
<input type="checkbox"/>	Webmaster	Dale Southwick
<input type="checkbox"/>	Seattle Times - Legal Notices	dsouthwick@desmoineswa.gov
City of Des Moines:		
<input type="checkbox"/>	City Manager	Tony Piasecki
<input type="checkbox"/>	Asst. City Manager	Michael Matthias
<input type="checkbox"/>	City Attorney	Pat Bosmans
<input type="checkbox"/>	PB & PW Director	Dan Brewer
<input type="checkbox"/>	Finance Director	Dunyelle Mason
<input type="checkbox"/>	Harbormaster	Joe Dusenbury
<input type="checkbox"/>	Community Development Manager	Denise Lathrop
<input type="checkbox"/>	CIP Manager	Scott Romano
<input type="checkbox"/>	Building Official	Larry Pickard
<input type="checkbox"/>	City Clerk	Bonnie Wilkins
<input type="checkbox"/>	City Engineer (Traffic)	Brandon Carver
<input type="checkbox"/>	City Engineer (SWM)	Loren Reinhold
<input type="checkbox"/>	Parks Director	Patrice Thorell
<input type="checkbox"/>	Police Chief	George Delgado
<input type="checkbox"/>	City Council	
<input type="checkbox"/>		tpiasecki@desmoineswa.gov
<input type="checkbox"/>		mmatthias@desmoineswa.gov
<input type="checkbox"/>		pbosmans@desmoineswa.gov
<input type="checkbox"/>		dbrewer@desmoineswa.gov
<input type="checkbox"/>		dmason@desmoineswa.gov
<input type="checkbox"/>		jdusenbury@desmoineswa.gov
<input type="checkbox"/>		dlathrop@desmoineswa.gov
<input type="checkbox"/>		sromano@desmoineswa.gov
<input type="checkbox"/>		lpickard@desmoineswa.gov
<input type="checkbox"/>		bwilkins@desmoineswa.gov
<input type="checkbox"/>		bcarver@desmoineswa.gov
<input type="checkbox"/>		lreinhold@desmoineswa.gov
<input type="checkbox"/>		pthorell@desmoineswa.gov
<input type="checkbox"/>		gdelgado@desmoineswa.gov
Local Jurisdictions:		
<input type="checkbox"/>	City of Burien ²	Chip Davis
<input type="checkbox"/>	City of Federal Way ²	Isaac Conlen
<input type="checkbox"/>	City of Kent ²	Charlene Anderson
<input type="checkbox"/>	City of Normandy Park ²	Amanda Leon
<input type="checkbox"/>	City of SeaTac ²	Steve Pilcher
<input type="checkbox"/>		chipd@burienwa.gov
<input type="checkbox"/>		Isaac.conlen@cityoffederalway.com
<input type="checkbox"/>		canderson@kentwa.gov
<input type="checkbox"/>		amandal@ci.normandy-park.wa.us
<input type="checkbox"/>		spilcher@ci.seatac.wa.us
Special Purpose Districts:		
<input type="checkbox"/>	Federal Way School District, Facilities	Cindy Wendland
<input type="checkbox"/>	Highline School District, Facilities	Sidney White
<input type="checkbox"/>	Highline School District	Scott Logan
<input type="checkbox"/>	Highline Water District	Suzie Junell
<input type="checkbox"/>	KC Historic Pres (Landmark)	Jeremy DelMar
<input type="checkbox"/>	KC Road Services Division.	Charlie Sundberg
<input type="checkbox"/>	KC METRO ¹	Jay Osborne
<input type="checkbox"/>	KC Public Health Dept.	Gary Kriedt
<input type="checkbox"/>	KC Water Dist. #54	Rhonda Kaetzel
<input type="checkbox"/>	KCWTD Comm. & Env. Planning Unit	Eric Clark
<input type="checkbox"/>		Jacob Sheppard
<input type="checkbox"/>		cindy-wendland@fwps.org
<input type="checkbox"/>		sidney.white@highlineschools.org
<input type="checkbox"/>		scott.logan@highlineschools.org
<input type="checkbox"/>		suzie.junell@highlineschools.org
<input type="checkbox"/>		idelmar@highlinewater.org
<input type="checkbox"/>		charlie.sundberg@kingcounty.gov
<input type="checkbox"/>		jay.osborne@kingcounty.gov
<input type="checkbox"/>		gary.kriedt@kingcounty.gov
<input type="checkbox"/>		Rhonda.kaetzel@kingcounty.gov
<input type="checkbox"/>		kcwd-54@hotmail.com
<input type="checkbox"/>		jacob.sheppard@kingcounty.gov

<input type="checkbox"/>	WA Dept. Ecology (SEPA) ^{1, 2}		sepaunit@ecy.wa.gov
<input type="checkbox"/>	WA Dept. Ecology (Coastal)	Ecology's Federal Permit Unit	separegister@ecy.wa.gov
<input type="checkbox"/>	WA Dept. Fish and Wildlife	Environment/Planning (Region 4-Mill Creek) Laura Arber	ecyrefedpermits@ecy.wa.gov teammillcreek@dfw.wa.gov Laura.Arber@dfw.wa.gov sepadesk@dfw.wa.gov
<input type="checkbox"/>	WA Dept. Historic Preservation	Gretchen Kaehler	Gretchen.Kaehler@dahp.wa.gov
<input type="checkbox"/>	DNR-Res. Plan. & Asset Mgmt	Larry Fry	LAWRENCE.FRY@dnr.wa.gov
<input type="checkbox"/>	WA Dept. Natural Resources		sepacenter@dnr.wa.gov
<input type="checkbox"/>	WA Dept. Transportation ¹	Raymond Pazooki (NW Region) Leah Bolotin (Urban Planning Office) Regan, Chris	ramin.pazooki@wsdot.wa.gov BolotiL@wsdot.wa.gov REGANC@wsdot.wa.gov

Utilities:

<input type="checkbox"/>	Comcast Cablevision	Beth Hester	Beth_Hester@cable.comcast.com
<input type="checkbox"/>	Puget Sound Energy	Doug Corbin	douglas.corbin@pse.com
<input type="checkbox"/>	CenturyLink	Ivan Esmeral	ivan.esmeral@centurylink.com

Tribes:

<input type="checkbox"/>	Duwamish ¹	Cecile A. Hansen	DTS@qwestoffice.net
<input type="checkbox"/>	Kikiallus Indian Nation ¹	Kurt Weinreich	kurtweinreich@gmail.com
<input type="checkbox"/>	Muckleshoot – Cultural Resources ¹	Laura Murphy	laura.murphy@muckleshoot.nsn.us
<input type="checkbox"/>	Muckleshoot – Fisheries ¹	Karen Walter	Karen.walter@muckleshoot.nsn.us
<input type="checkbox"/>	Muckleshoot ¹	Erin Slaten	Erin.slaten@muckleshoot.nsn.us
<input type="checkbox"/>	Puyallup ¹	Andrew Strobel	Andrew.Strobel@PuyallupTribe.com
<input type="checkbox"/>		Bill Sullivan	bill.sullivan@puyalluptribe.com
<input type="checkbox"/>		Brandon Reynon	brandon.reynon@puyalluptribe.com
<input type="checkbox"/>	Snoqualmie ¹		

Other/ Interested Parties:

<input type="checkbox"/>	Applicant		
<input type="checkbox"/>	Property Owners		
<input type="checkbox"/>	Attached List of Other Parties		
<input type="checkbox"/>	Army Corps of Engineers	Jacalen Printz Suzanne Anderson	jacalen.m.printz@usace.army.mil suzanne.l.anderson@usace.army.mil
<input type="checkbox"/>	Municipal Research Services	Tracy Burrows	tburrows@mrsc.org
<input type="checkbox"/>	Federal Aviation Administration ³		
<input type="checkbox"/>	Puget Sound Regional Council ²	Rick Olson Erika Harris	rolson@psrc.org eharris@psrc.org

¹ Send a copy of the Environmental Checklist, SEPA Adoption and DNS Notice

² Send a copy of the DNS Notice and 2012 Comprehensive Plan Amendments

³ E-file with the FAA at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Subj: **Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatment Facility**
Date: 8/13/2015 10:48:19 A.M. Pacific Daylight Time
From: Mary.Soderlind@leg.wa.gov
To: ktaylor@valleycities.org, dkaplan@desmoineswa.gov
CC: alingle@desmoineswa.gov

Hi Ken and Dave,

As per Rep. Orwall's email below, she'd like to have a phone meeting with both of you to discuss good first steps to do before the Town Hall meeting. Are you available this afternoon between 1 - 3 PM?

She's also available tomorrow (Friday) between 9 - 10 AM, or 1 - 2 PM.

Please let me know your availability and I'll arrange a conference line.

Thanks,
Mary

Mary Soderlind
Legislative Assistant to Rep. Tina L. Orwall, M.S.W.
mary.soderlind@leg.wa.gov
206-824-5097

-----Original Message-----

From: Ken Taylor [<mailto:ktaylor@valleycities.org>]
Sent: Thursday, August 13, 2015 10:39 AM
To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov>
Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov>; Sarah Eckert <seckert@valleycities.org>
Subject: Re: Town Hall Meeting re: Woodmont Treatment Facility

Yes please

Ken Taylor
Kctaylor081@gmail.com

> On Aug 13, 2015, at 10:32 AM, Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov> wrote:

>

> Hi Ken,

>

> I think there might be some good first steps to do before Townhall
> meeting. I asked Mary to set up a time for us to chat on the phone
> and to include the Kaplan does that sound OK

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> Sent from my iPhone

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> On Aug 12, 2015, at 5:29 PM, "Ken Taylor" <ktaylor@valleycities.org<<mailto:ktaylor@valleycities.org>>> wrote:

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> Practically speaking methadone is in its way out and is being replaced with Medication Assisted Treatments.

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> Please keep this in mind as we discuss ETS, Evergreen Treatment Services, publicly. For most addicts
methadone will soon be a thing of the past. It is not a good drug but it is dirt cheap.

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> Medically assisted treatment for alcohol and opioid addiction has proved to be effective in the United States
when combing medications with a comprehensive treatment program for people in need of treatment and
recovery.

>

Sunday, August 16, 2015 AOL: DesMnsDave

- > 1. MAT Combined With Comprehensive Treatment 2. MAT improves the
- > survival rate for those dependent on alcohol and opioids 3. Addicts
- > are much more able to retain what they're learning through treatment
- > 4. The opiate user is much less likely to use opiates 5. Decreases
- > hepatitis and HIV seroconversion 6. Criminal activities are
- > decreased associated with alcohol and opiate abuse 7. Employment
- > increases because the individual is able to work and maintain
- > employment 8. Childbirth outcomes are improved for the addict

> - See more at:

> http://www.addictionsearch.com/treatment_articles/article/medication-assisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf

> --

> Ken Taylor
 > Chief Executive Officer
 > Valley Cities Counseling
 > 253.205.0570
 > Ken Taylor
 > Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com>

> On Aug 12, 2015, at 4:26 PM, Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov>> wrote:

> Hi Ken!

> Two questions for you! Have you started or plan do create a neighborhood agreement? I know the DESC one from their south Seattle facility is a great template.

> Also, does your site include outpatient CD/methadone clinic?

> Thanks! Tina

> Sent from my iPhone

> On Aug 12, 2015, at 4:12 PM, "Keiser, Sen. Karen"
 <Karen.Keiser@leg.wa.gov<mailto:Karen.Keiser@leg.wa.gov>> wrote:

> After having a conversation with Des Moines Mayor Dave Kaplan, we understand that the city will be holding a Town Hall on this same subject on August 18 from 7:30-9:00 PM. Senator Keiser and Ken Taylor will participate in that event, and the one tentatively planned for Aug. 27 is not necessary.

> Mayor Kaplan asked me to let you know that they are in the process of firming up the location, which will most likely be Woodmont Elementary. Once they have the site finalized they will be in touch with you to invite you to the meeting.

> Thanks!

> Tara Jo Heinecke

> P.S. Lind- I told the Mayor and City Manager about the printed materials and displays you could bring to the meeting, they thought that would be a great idea.

> <meeting.ics>

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associated with such communication. Please consider communicating any sensitive information by telephone, fax or mail. If you do not wish to have your information sent by email, please contact the sender immediately.

> VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful |
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Integrity | Teamwork

Subj: **Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatment Facility**
Date: 8/13/2015 11:06:11 A.M. Pacific Daylight Time
From: ktaylor@valleycities.org
To: Mary.Soderlind@leg.wa.gov
CC: dkaplan@desmoineswa.gov, alingle@desmoineswa.gov

Tomorrow please anytime

Ken Taylor
Kctaylor081@gmail.com

> On Aug 13, 2015, at 10:48 AM, Soderlind, Mary <Mary.Soderlind@leg.wa.gov> wrote:
>
> Hi Ken and Dave,
>
> As per Rep. Orwall's email below, she'd like to have a phone meeting with both of you to discuss good first steps to do before the Town Hall meeting. Are you available this afternoon between 1 - 3 PM?
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> She's also available tomorrow (Friday) between 9 - 10 AM, or 1 - 2 PM.
>
> Please let me know your availability and I'll arrange a conference line.

>
> Thanks,
> Mary
>
> Mary Soderlind
> Legislative Assistant to Rep. Tina L. Orwall, M.S.W.
> mary.soderlind@leg.wa.gov
> 206-824-5097

> -----Original Message-----
> From: Ken Taylor [<mailto:ktaylor@valleycities.org>]
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> To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov>
> Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov>; Sarah Eckert <seckert@valleycities.org>
> Subject: Re: Town Hall Meeting re: Woodmont Treatment Facility

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>> ssisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf](http://www.addictionsearch.com/treatment_articles/article/medication-assisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf)
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>> --
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>> Chief Executive Officer
>> Valley Cities Counseling
>> 253.205.0570
>> Ken Taylor
>> Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com>
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>> Sent from my iPhone
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>> <meeting.ics>

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>> VALLEY|Integrity | Teamwork

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Subj: **Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...**
Date: 8/13/2015 11:39:49 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: Mary.Soderlind@leg.wa.gov, ktaylor@valleycities.org, dkaplan@desmoineswa.gov
CC: alingle@desmoineswa.gov

Hi Mary,

Let's do it at 1:00pm today. What's the number to call?

Dave K.

In a message dated 8/13/2015 10:48:19 A.M. Pacific Daylight Time, Mary.Soderlind@leg.wa.gov writes:

Hi Ken and Dave,

As per Rep. Orwall's email below, she'd like to have a phone meeting with both of you to discuss good first steps to do before the Town Hall meeting. Are you available this afternoon between 1 - 3 PM?

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Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov>; Sarah Eckert <seckert@valleycities.org>
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>
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 > Ken Taylor
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> VALLEY|Integrity | Teamwork

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VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful |
Integrity | Teamwork

Subj: **Re: FW: SEPA Noticing - Woodmont Recovery Campus**
Date: 8/13/2015 11:41:49 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: TPiasecki@desmoineswa.gov

thanks!

Dave K.

In a message dated 8/13/2015 9:47:02 A.M. Pacific Daylight Time, TPiasecki@desmoineswa.gov writes:

Dave,

I tried forwarding this a little earlier. It came back as undeliverable. This is my second try.

Tony Piasecki
Des Moines City Manager

CONFIDENTIALITY STATEMENT: The information contained in this electronic communication is personal, privileged and/or confidential information intended only for the use of the individual(s) or entity(ies) to which it has been addressed. If you read this communication and are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, other than delivery to the intended recipient is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail. Thank you.

From: Nikole Coleman
Sent: Thursday, August 13, 2015 8:36 AM
To: Denise Lathrop <DLathrop@desmoineswa.gov>; Tony Piasecki <TPiasecki@desmoineswa.gov>
Cc: Dan Brewer <DBrewer@desmoineswa.gov>
Subject: RE: SEPA Noticing - Woodmont Recovery Campus

Rod Leland has not been our contact for some time. The Woodmont notice may have been the notice that informed us of that. However, he was not the only FWSD SEPA contact. See the attached updated noticing list. I update it as I am made aware of retirements and such.

Beyond what we were required to do, I also noticed the principal of the school as well (attached). No response was received.

I also was contacted by the Federal Way Superintendent Sally Mclean and the Washington State Assistant Superintendent Dan Newell. I have those email, but I am being told this email is getting to large to attach everything.

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
ncoleman@desmoineswa.gov | www.desmoineswa.gov

Friday, August 14, 2015 AOL: DesMnsDave

From: Denise Lathrop
Sent: Wednesday, August 12, 2015 10:14 AM
To: Tony Piasecki
Cc: Nikole Coleman; Dan Brewer
Subject: SEPA Noticing - Woodmont Recovery Campus

Tony:

Here is the e-mail distribution that we sent to the public review agencies regarding Woodmont Recovery Campus. Rod Leland is our contact for Federal Way Public Schools. Also, attached is the map showing the extent of our noticing. While Woodmont Elementary is outside of this 600' radius, they were included as part of our public agency noticing requirement.

I'll have Nikole follow-up with you tomorrow regarding any additional notification (phone/e-mail) she may have provided to the Federal Way School District.

<< File: LUA2014-0038 Woodmont Recovery Campus_ Notice of Public Hearing - April 3.pdf >> <<
File: DesMoinesMailingsMap.pdf >>

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

Subj: **RE: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...**
Date: 8/13/2015 11:45:02 A.M. Pacific Daylight Time
From: Mary.Soderlind@leg.wa.gov
To: DesMnsDave@aol.com, ktaylor@valleycities.org, dkaplan@desmoineswa.gov
CC: alingle@desmoineswa.gov

Hi Dave – Are you available tomorrow by chance? Ken is available tomorrow. Thanks. Mary

P.S. I have an appointment this afternoon and will be out of the office for several hours, but will check my email and get a call set up for tomorrow.

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Thursday, August 13, 2015 11:40 AM
To: Soderlind, Mary <Mary.Soderlind@leg.wa.gov>; ktaylor@valleycities.org; dkaplan@desmoineswa.gov
Cc: alingle@desmoineswa.gov
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Hi Mary,

Let's do it at 1:00pm today. What's the number to call?

Dave K.

In a message dated 8/13/2015 10:48:19 A.M. Pacific Daylight Time, Mary.Soderlind@leg.wa.gov writes:

Hi Ken and Dave,

As per Rep. Orwall's email below, she'd like to have a phone meeting with both of you to discuss good first steps to do before the Town Hall meeting. Are you available this afternoon between 1 - 3 PM?

She's also available tomorrow (Friday) between 9 - 10 AM, or 1 - 2 PM.

Please let me know your availability and I'll arrange a conference line.

Thanks,
Mary

Mary Soderlind
Legislative Assistant to Rep. Tina L. Orwall, M.S.W.
mary.soderlind@leg.wa.gov
206-824-5097

-----Original Message-----

From: Ken Taylor [mailto:ktaylor@valleycities.org]
Sent: Thursday, August 13, 2015 10:39 AM
To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov>
Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov>; Sarah Eckert <seckert@valleycities.org>
Subject: Re: Town Hall Meeting re: Woodmont Treatment Facility

Yes please

Ken Taylor
Kctaylor081@gmail.com

> On Aug 13, 2015, at 10:32 AM, Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov> wrote:

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> Hi Ken,

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> meeting. I asked Mary to set up a time for us to chat on the phone

> and to include the Kaplan does that sound OK

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> Sent from my iPhone

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> On Aug 12, 2015, at 5:29 PM, "Ken Taylor" <ktaylor@valleycities.org<<mailto:ktaylor@valleycities.org>>> wrote:

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> Practically speaking methadone is in its way out and is being replaced with Medication Assisted Treatments.

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> Please keep this in mind as we discuss ETS, Evergreen Treatment Services, publicly. For most addicts methadone will soon be a thing of the past. It is not a good drug but it is dirt cheap.

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> Medically assisted treatment for alcohol and opioid addiction has proved to be effective in the United States when combing medications with a comprehensive treatment program for people in need of treatment and recovery.

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> survival rate for those dependent on alcohol and opioids 3. Addicts

> are much more able to retain what they're learning through treatment

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> hepatitis and HIV seroconversion 6. Criminal activities are

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> increases because the individual is able to work and maintain

> employment 8. Childbirth outcomes are improved for the addict

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> - See more at:

> [http://www.addictionsearch.com/treatment_articles/article/medication-a](http://www.addictionsearch.com/treatment_articles/article/medication-assisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf)

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> --

> Ken Taylor

> Chief Executive Officer

> Valley Cities Counseling

> 253.205.0570

> Ken Taylor

> Kctaylor081@gmail.com<<mailto:Kctaylor081@gmail.com>>

>

>

> On Aug 12, 2015, at 4:26 PM, Orwall, Rep. Tina

> <Tina.Orwall@leg.wa.gov<<mailto:Tina.Orwall@leg.wa.gov>>> wrote:

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> Hi Ken!

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> Two questions for you! Have you started or plan do create a neighborhood agreement? I know the DESC one from their south Seattle facility is a great template.

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> Also, does your site include outpatient CD/methadone clinic?

>

> Thanks! Tina

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> Sent from my iPhone

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> On Aug 12, 2015, at 4:12 PM, "Keiser, Sen. Karen"

<Karen.Keiser@leg.wa.gov<<mailto:Karen.Keiser@leg.wa.gov>>> wrote:

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> After having a conversation with Des Moines Mayor Dave Kaplan, we understand that the city will be holding a Town Hall on this same subject on August 18 from 7:30-9:00 PM. Senator Keiser and Ken Taylor will participate in that event, and the one tentatively planned for Aug. 27 is not necessary.

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> Thanks!

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> Tara Jo Heinecke

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> P.S. Lind- I told the Mayor and City Manager about the printed materials and displays you could bring to the meeting, they thought that would be a great idea.

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> <meeting.ics>

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Subj: **Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...**
Date: 8/13/2015 11:46:18 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: Mary.Soderlind@leg.wa.gov, ktaylor@valleycities.org, dkaplan@desmoineswa.gov
CC: alingle@desmoineswa.gov

9:00am tomorrow works as well. Thanks.

Dave K.

In a message dated 8/13/2015 11:45:02 A.M. Pacific Daylight Time, Mary.Soderlind@leg.wa.gov writes:

Hi Dave – Are you available tomorrow by chance? Ken is available tomorrow. Thanks. Mary

P.S. I have an appointment this afternoon and will be out of the office for several hours, but will check my email and get a call set up for tomorrow.

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Sent: Thursday, August 13, 2015 11:40 AM
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dkaplan@desmoineswa.gov
Cc: alingle@desmoineswa.gov
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

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Mary Soderlind
Legislative Assistant to Rep. Tina L. Orwall, M.S.W.
mary.soderlind@leg.wa.gov
206-824-5097

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Sent: Thursday, August 13, 2015 10:39 AM
To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov>
Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov>; Sarah Eckert <seckert@valleycities.org>
Subject: Re: Town Hall Meeting re: Woodmont Treatment Facility

Yes please

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Sunday, August 16, 2015 AOL: DesMnsDave

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Integrity | Teamwork

Subj: **Re: Woodmont Rehab Center**
Date: 8/13/2015 11:49:12 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: apandjesus@gmail.com

April,

Unfortunately Woodmont Elementary would not be available for a few weeks, per Federal Way School District policy (2 weeks notice.) We'll hold the meeting at the Woodmont Library (capacity 45 people,) then see if we need to do a follow-up meeting. Sorry the bigger facility won't be available next week.

I'll post something to the pages on location, time, and participants from our end of things.

Dave K.

In a message dated 8/12/2015 4:43:43 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Perfect! I know Woodmont doesn't open up till Monday, but being Mayor you may have some pull ;) The principal is brand new Ms. Neven.

Again thanks for all your support in this matter, I know there are a lot of negative Nelly's out there.

Sincerely,

April

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/12/2015 4:13 PM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

I'm checking into moving the meeting to Woodmont Elementary. They'd have more space for more people. Probably the same time (7:30pm to 9:00pm), but let's not announce it until I can confirm. Sound good?

Dave K.

In a message dated 8/12/2015 10:54:54 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Thank you so much! I can't wait to meet you.

Sent from Windows Mail

From: DesMnsDave@aol.com
Sent: Wednesday, August 12, 2015 10:43 AM
To: apandjesus@gmail.com

I just posted it on the Woodmont page: 7:30pm to 9:00pm, Tuesday, August 18th.

The only caveat is that the room only holds 45, and we can't legally go over that or the Library and South King Fire & Rescue will get cranky.

I'll ask at least one other councilmember to join us.

Dave K.

In a message dated 8/12/2015 10:02:27 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Anytime next week will work. Again thank you for your time and patience.

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/12/2015 9:28 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

Certainly. I'm not sure how big their meeting room is, or their availability, but I'd be happy to check.
How much lead time do you think, April? If they were available tomorrow does that work? Maybe next week?

Dave K.

In a message dated 8/11/2015 4:05:24 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Good afternoon, Mayor Kaplan,

Would it be possible to have a community meeting in the evening at Woodmont Library?

Thanks for your time,

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/05/2015 12:47 PM (GMT-08:00)
To: apandjesus@gmail.com
Cc: TPiasecki@desmoineswa.gov
Subject: Re: Woodmont Rehab Center

April,

Thank you for your email concerning the Woodmont Recovery Center.

Attached is the Hearing Examiner report that you requested, approving and setting the conditions for the Conditional Use Permit for the project.

You can find all documents related to the project (LUA2014-0038) at this link:

<https://mypermits.desmoineswa.gov/Citizen/PermitInfo/PermitDetails.aspx?R=joYCJyd%2bIRdETosHgQ7HZmn3vzRmC3AVtUOGETWhEc2UfMguolOy7ocx7oHwoqoWrPbWRht3y%2ffoeZP7T7ZVJjclRc8Rp6BtFxFWznuW8cKeqIR%2bckL%2bqJFYJKs8bvwtw>

Regarding a community meeting, I (and possibly some of my fellow councilmembers) would be happy to meet with the community regarding this issue. As long as there is a clear understanding that the project has been approved by the Hearing Examiner, and nothing is going to stop the project from going forward.

With that understanding, let's figure out a location to meet.

Cordially,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 8/4/2015 3:57:27 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Good afternoon,

I am requesting a copy of the hearing examiner report in regards to the Woodmont Rehab center on 16th Ave & Pac Hwy.

Also would it be possible to have a community meeting, there are a lot of hurt/frustrated emotions right now. So much so, that some residents are even looking into annexing into the city of FW. I truly believe there has to be a peaceful resolution for all involved.

Sincerely,

April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...**
Date: 8/13/2015 11:54:54 A.M. Pacific Daylight Time
From: ktaylor@valleycities.org
To: DesMnsDave@aol.com
CC: Mary.Soderlind@leg.wa.gov, dkaplan@desmoineswa.gov, alingle@desmoineswa.gov

Let's do tomorrow at 900
Will someone send a call in number please

Ken Taylor
Kctaylor081@gmail.com

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9:00am tomorrow works as well. Thanks.

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 > Sent from my iPhone
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 > On Aug 12, 2015, at 4:12 PM, "Keiser, Sen. Karen"
 > <Karen.Keiser@leg.wa.gov<<mailto:Karen.Keiser@leg.wa.gov>>> wrote:
 >
 > After having a conversation with Des Moines Mayor Dave Kaplan, we understand that the city will be holding a Town Hall on this same subject on August 18 from 7:30-9:00 PM. Senator Keiser and Ken Taylor will participate in that event, and the one tentatively planned for Aug. 27 is not necessary.
 >
 > Mayor Kaplan asked me to let you know that they are in the process of firming up the location, which will most likely be Woodmont Elementary. Once they have the site finalized they will be in touch with you to invite you to the meeting.
 >

> Thanks!
>
> Tara Jo Heinecke
>
> P.S. Lind- I told the Mayor and City Manager about the printed materials and
displays you could bring to the meeting, they thought that would be a great idea.
>
> <meeting.ics>
>
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> VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful |
> VALLEY|Integrity | Teamwork

--

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Subj: **Fwd: Community Mtg re Woodmont Recovery Center**
Date: 8/13/2015 12:41:04 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: dave.upthegrove@kingcounty.gov

From: DesMnsDave@aol.com
To: Dave.Upthegrove@metrokc.gov, tina.orwall@leg.wa.gov, karen.keiser@leg.wa.gov,
mia.gregerson@leg.wa.gov, mark.miloscia@leg.wa.gov, linda.kochmar@leg.wa.gov,
carol.gregory@leg.wa.gov
CC: mpina@desmoineswa.gov, vpennington@desmoineswa.gov, TPiasecki@desmoineswa.gov,
gdelgado@desmoineswa.gov, DBrewer@desmoineswa.gov
Sent: 8/13/2015 12:38:45 P.M. Pacific Daylight Time
Subj: Community Mtg re Woodmont Recovery Center

Dear Fellow Electeds,

Next Tuesday, August 18th there will be a community meeting at the Woodmont Library, from 7:30pm to 9:00pm, to discuss concerns regarding the Woodmont Recovery Center. I've posted the following (see below) to a few Facebook pages where constituents have expressed their concerns.

Mayor Pro Tem Matt Pina and Councilmember Vic Pennington will be in attendance, as will a number of City staff.

Ken Taylor from Valley Cities will also be in attendance, to answer questions regarding operation of the facility.

Please RSVP to let me know if you're able to attend. Thank you.

Warm Regards,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

"Confirming the meeting next week regarding the Woodmont Recovery Center project.

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Attending from the City will be myself, Mayor Pro Tem Matt Pina, and Councilmember Vic Pennington (chair of the Public Safety & Transportation Committee,) City Manager Tony Piasecki, Police Chief George Delgado (or one of his commanders,) and Dan Brewer (Planning, Building & Public Works.) King County Councilmember Dave Upthegrove, and our legislators from the 33rd and 30th Legislative district are being invited to attend as well.

Valley Cities Executive Director Ken Taylor will be there to help answer questions about the operations of the facility.

We only have an hour and a half, so our presentations will be as brief as possible, and then we'll want your input regarding things to consider regarding the facility and "good neighbor agreement" that will be developed between the Woodmont Recovery Center and the City.

Looking forward to hearing from you next Tuesday."

Subj: **Fwd: Community Mtg re Woodmont Recovery Center**
Date: 8/13/2015 12:41:48 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: DKaplan@desmoineswa.gov

From: DesMnsDave@aol.com
To: Dave.Upthegrove@metrokc.gov, tina.orwall@leg.wa.gov, karen.keiser@leg.wa.gov, mia.gregerson@leg.wa.gov, mark.miloscia@leg.wa.gov, linda.kochmar@leg.wa.gov, carol.gregory@leg.wa.gov
CC: mpina@desmoineswa.gov, vpennington@desmoineswa.gov, TPiasecki@desmoineswa.gov, gdelgado@desmoineswa.gov, DBrewer@desmoineswa.gov
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We only have an hour and a half, so our presentations will be as brief as possible, and then we'll want your input regarding things to consider regarding the facility and "good neighbor agreement" that will be developed between the Woodmont Recovery Center and the City.

Looking forward to hearing from you next Tuesday."

Subj: **RE: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...**
Date: 8/13/2015 1:15:58 P.M. Pacific Daylight Time
From: Mary.Soderlind@leg.wa.gov
To: ktaylor@valleycities.org, DesMnsDave@aol.com
CC: dkaplan@desmoineswa.gov, alingle@desmoineswa.gov

Thanks everyone. We're confirmed for 9 - 9:30 am tomorrow. Please call 360-407-3780, enter PIN 888335# at the prompt. Mary

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Ken Taylor <ktaylor@valleycities.org>
Date: 08/13/2015 11:54 AM (GMT-08:00)
To: DesMnsDave@aol.com
Cc: "Soderlind, Mary" <Mary.Soderlind@leg.wa.gov>, dkaplan@desmoineswa.gov, alingle@desmoineswa.gov
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Let's do tomorrow at 900
Will someone send a call in number please

Ken Taylor
Kctaylor081@gmail.com<<mailto:Kctaylor081@gmail.com>>

On Aug 13, 2015, at 11:46 AM, DesMnsDave@aol.com<<mailto:DesMnsDave@aol.com>> wrote:

9:00am tomorrow works as well. Thanks.

Dave K.

In a message dated 8/13/2015 11:45:02 A.M. Pacific Daylight Time,
Mary.Soderlind@leg.wa.gov<<mailto:Mary.Soderlind@leg.wa.gov>> writes:
Hi Dave – Are you available tomorrow by chance? Ken is available tomorrow. Thanks. Mary

P.S. I have an appointment this afternoon and will be out of the office for several hours, but will check my email and get a call set up for tomorrow.

From: DesMnsDave@aol.com<<mailto:DesMnsDave@aol.com>> [<mailto:DesMnsDave@aol.com>]
Sent: Thursday, August 13, 2015 11:40 AM
To: Soderlind, Mary <Mary.Soderlind@leg.wa.gov>;
ktaylor@valleycities.org<<mailto:ktaylor@valleycities.org>>;
dkaplan@desmoineswa.gov<<mailto:dkaplan@desmoineswa.gov>>
Cc: alingle@desmoineswa.gov<<mailto:alingle@desmoineswa.gov>>
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Hi Mary,

Let's do it at 1:00pm today. What's the number to call?

Dave K.

In a message dated 8/13/2015 10:48:19 A.M. Pacific Daylight Time,
Mary.Soderlind@leg.wa.gov<<mailto:Mary.Soderlind@leg.wa.gov>> writes:

Sunday, August 16, 2015 AOL: DesMnsDave

Hi Ken and Dave,

As per Rep. Orwall's email below, she'd like to have a phone meeting with both of you to discuss good first steps to do before the Town Hall meeting. Are you available this afternoon between 1 - 3 PM?

She's also available tomorrow (Friday) between 9 - 10 AM, or 1 - 2 PM.

Please let me know your availability and I'll arrange a conference line.

Thanks,
Mary

Mary Soderlind
Legislative Assistant to Rep. Tina L. Orwall, M.S.W.
mary.soderlind@leg.wa.gov<mailto:mary.soderlind@leg.wa.gov>
206-824-5097

-----Original Message-----

From: Ken Taylor [mailto:ktaylor@valleycities.org]
Sent: Thursday, August 13, 2015 10:39 AM
To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov>>
Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov<mailto:TaraJo.Heinecke@leg.wa.gov>>; Sarah Eckert <seckert@valleycities.org<mailto:seckert@valleycities.org>>
Subject: Re: Town Hall Meeting re: Woodmont Treatment Facility

Yes please

Ken Taylor
Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com>

> On Aug 13, 2015, at 10:32 AM, Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov>> wrote:

>

> Hi Ken,

>

> I think there might be some good first steps to do before Townhall meeting. I asked Mary to set up a time for us to chat on the phone and to include the Kaplan does that sound OK

>

> Sent from my iPhone

>

> On Aug 12, 2015, at 5:29 PM, "Ken Taylor" <ktaylor@valleycities.org<mailto:ktaylor@valleycities.org%3cmailto:ktaylor@valleycities.org>>> wrote:

>

> Hi Tina yes the site was approved for involuntary CD treatment and Methadone.

> Practically speaking methadone is in its way out and is being replaced with Medication Assisted Treatments.

>

> Please keep this in mind as we discuss ETS, Evergreen Treatment Services, publicly. For most addicts methadone will soon be a thing of the past. It is not a good drug but it is dirt cheap.

>

> Medically assisted treatment for alcohol and opioid addiction has proved to be effective in the United States when combing medications with a comprehensive treatment program for people in need of treatment and recovery.

>

> 1. MAT Combined With Comprehensive Treatment 2. MAT improves the survival rate for those dependent on alcohol and opioids 3. Addicts are much more able to retain what they're learning through treatment

> 4. The opiate user is much less likely to use opiates 5. Decreases
 > hepatitis and HIV seroconversion 6. Criminal activities are
 > decreased associated with alcohol and opiate abuse 7. Employment
 > increases because the individual is able to work and maintain
 > employment 8. Childbirth outcomes are improved for the addict
 >
 > - See more at:
 > [http://www.addictionsearch.com/treatment_articles/article/medication-a
 > ssisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf](http://www.addictionsearch.com/treatment_articles/article/medication-assisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf)
 >
 > --
 > Ken Taylor
 > Chief Executive Officer
 > Valley Cities Counseling
 > 253.205.0570
 > Ken Taylor
 > Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com%
 3cmailto:Kctaylor081@gmail.com>>
 >
 >
 > On Aug 12, 2015, at 4:26 PM, Orwall, Rep. Tina
 <Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov%
 3cmailto:Tina.Orwall@leg.wa.gov>>> wrote:
 >
 > Hi Ken!
 >
 > Two questions for you! Have you started or plan do create a neighborhood agreement? I know the DESC one
 from their south Seattle facility is a great template.
 >
 > Also, does your site include outpatient CD/methadone clinic?
 >
 > Thanks! Tina
 >
 > Sent from my iPhone
 >
 > On Aug 12, 2015, at 4:12 PM, "Keiser, Sen. Karen"
 <Karen.Keiser@leg.wa.gov<mailto:Karen.Keiser@leg.wa.gov<mailto:Karen.Keiser@leg.wa.gov%
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 it@valleycities.org<mailto:it@valleycities.org<mailto:it@valleycities.org%3cmailto:it@valleycities.org>> and
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> VALLEY|Integrity | Teamwork

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Subj: **Re: Woodmont Rehab Center**
Date: 8/13/2015 1:25:13 P.M. Pacific Daylight Time
From: apandjesus@gmail.com
To: DesMnsDave@aol.com

Thanks so much, I am looking forward to a productive postive meeting.

April

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/13/2015 11:49 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

Unfortunately Woodmont Elementary would not be available for a few weeks, per Federal Way School District policy (2 weeks notice.) We'll hold the meeting at the Woodmont Library (capacity 45 people,) then see if we need to do a follow-up meeting. Sorry the bigger facility won't be available next week.

I'll post something to the pages on location, time, and participants from our end of things.

Dave K.

In a message dated 8/12/2015 4:43:43 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Perfect! I know Woodmont doesn't open up till Monday, but being Mayor you may have some pull ;) The principal is brand new Ms. Neven.

Again thanks for all your support in this matter, I know there are a lot of negative Nelly's out there.

Sincerely,

April

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/12/2015 4:13 PM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

I'm checking into moving the meeting to Woodmont Elementary. They'd have more space for more people. Probably the same time (7:30pm to 9:00pm), but let's not announce it until I can confirm. Sound good?

Dave K.

In a message dated 8/12/2015 10:54:54 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Thank you so much! I can't wait to meet you.

Sent from Windows Mail

From: DesMnsDave@aol.com
Sent: Wednesday, August 12, 2015 10:43 AM
To: apandjesus@gmail.com

I just posted it on the Woodmont page: 7:30pm to 9:00pm, Tuesday, August 18th.

The only caveat is that the room only holds 45, and we can't legally go over that or the Library and South King Fire & Rescue will get cranky.

I'll ask at least one other councilmember to join us.

Dave K.

In a message dated 8/12/2015 10:02:27 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Anytime next week will work. Again thank you for your time and patience.

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/12/2015 9:28 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

Certainly. I'm not sure how big their meeting room is, or their availability, but I'd be happy to check.

How much lead time do you think, April? If they were available tomorrow does that work? Maybe next week?

Dave K.

In a message dated 8/11/2015 4:05:24 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Good afternoon, Mayor Kaplan,

Would it be possible to have a community meeting in the evening at Woodmont Library?

Thanks for your time,

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/05/2015 12:47 PM (GMT-08:00)
To: apandjesus@gmail.com
Cc: TPiasecki@desmoineswa.gov
Subject: Re: Woodmont Rehab Center

April,

Thank you for your email concerning the Woodmont Recovery Center.

Attached is the Hearing Examiner report that you requested, approving and setting the conditions for the Conditional Use Permit for the project.

You can find all documents related to the project (LUA2014-0038) at this link:

<https://mypermits.desmoineswa.gov/Citizen/PermitInfo/PermitDetails.aspx?R=joYCYd%2bIRdETosHgQ7HZmn3vzRmC3AVtUOGETWhEc2UfMguolOy7ocx7oHwogoWrPbWRht3y%2ffoeZP7T7ZVJclRc8Rp6BtFxFWznuW8cKeqIR%2bckL%2bqJFYJKs8bvwtw>

Regarding a community meeting, I (and possibly some of my fellow councilmembers) would be happy to meet with the community regarding this issue. As long as there is a clear understanding that the project has been approved by the Hearing Examiner, and nothing is going to stop the project from going forward.

With that understanding, let's figure out a location to meet.

Cordially,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 8/4/2015 3:57:27 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Good afternoon,

I am requesting a copy of the hearing examiner report in regards to the Woodmont Rehab center on 16th Ave & Pac Hwy.

Also would it be possible to have a community meeting, there are a lot of hurt/frustrated emotions right now. So much so, that some residents are even looking into annexing into the city of FW. I truly believe there has to be a peaceful resolution for all involved.

Sincerely,

April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **RE: Community Mtg re Woodmont Recovery Center**
Date: 8/13/2015 2:28:56 P.M. Pacific Daylight Time
From: Mark.Miloscia@leg.wa.gov
To: DesMnsDave@aol.com

Dave,

I cannot make the meeting but will send my Legislative Aide, Lisa Tinsley, in my stead.

mark

Senator Mark Miloscia
30th Legislative District
Senate Majority Deputy Whip
360-786-7658 Olympia – 206-212-6153 District
Mark.Miloscia@Leg.Wa.Gov



WASHINGTON STATE SENATE MAJORITY COALITION CAUCUS

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Sent: Thursday, August 13, 2015 12:39 PM
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Cc: mpina@desmoineswa.gov; vpennington@desmoineswa.gov; TPiasecki@desmoineswa.gov; gdelgado@desmoineswa.gov; DBrewer@desmoineswa.gov
Subject: Community Mtg re Woodmont Recovery Center

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Mayor Pro Tem Matt Pina and Councilmember Vic Pennington will be in attendance, as will a number of City staff.

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City of Des Moines, WA

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We only have an hour and a half, so our presentations will be as brief as possible, and then we'll want your input regarding things to consider regarding the facility and "good neighbor agreement" that will be developed between the Woodmont Recovery Center and the City.

Looking forward to hearing from you next Tuesday."

Subj: **081815_Mayors_Meeting_AGENDA.docx**
Date: 8/13/2015 3:26:08 P.M. Pacific Daylight Time
From: DBrewer@desmoineswa.gov
To: DKaplan@desmoineswa.gov, TPiasecki@desmoineswa.gov
CC: DLathrop@desmoineswa.gov

Mayor Dave:

Denise put together a draft agenda for the meeting next week. Denise brought up a good point about the order of the agenda. It would be good to have Ken go first to talk about the project and explain what it is, and what it isn't. Then we can go over the details about the review process to date, and what is anticipated to occur next.

Let us know if this outline follows the general format you had intended. If so, we can begin to fill in some details about the project review and approval process.

AGENDA

Mayor's Community Meeting

August 18, 2014, 7:30 – 9:30 PM

Woodmont Elementary School

Welcome – Dave Kaplan, Mayor

- Meeting Purpose
 - Provide information about the Woodmont Recovery Campus
 - Respond to citizen questions
- Agenda Overview
- Intended Outcomes

Woodmont Recovery Campus – Ken Taylor, Valley Cities Association

Project Review and Approval Process – Tony Piasecki, City Manager

- Zoning History
- State Requirements Related to the Siting of Essential Public Facilities
- City's Review and Approval Process for the Project
- Public Noticing
- Overview Hearing Examiner Decision
 - Conditions of Approval
 - Next Steps

Questions from Citizens?

Subj: **FW: City of Des Moines application for Woodmont Gymnasium use on Tuesday, August**
Date: 8/13/2015 4:20:46 P.M. Pacific Daylight Time
From: ALingle@desmoineswa.gov
To: DKaplan@desmoineswa.gov

Dave,

Woodmont gymnasium rental is confirmed. See below.

Autumn

-----Original Message-----

From: Sharon-Kiyohara -WDM [mailto:skiyohar@fwps.org]

Sent: Thursday, August 13, 2015 4:17 PM

To: Autumn Lingle

Subject: Re: City of Des Moines application for Woodmont Gymnasium use on Tuesday, August

Thank you Autumn, I will make sure this gets set up according to your diagram. See you next Tuesday!

Sharon Kiyohara
Office Manager
Woodmont K-8
Federal Way Public Schools
253-945-4501

Sent from FirstClass with my iPhone

Autumn Lingle <ALingle@desmoineswa.gov> writes:

> Good afternoon, Attached is the application and the seating diagram. Please contact me regarding any questions. Thank you!
Autumn Lingle
City of Des Moines
City Manager's Office
Executive Assistant/HR Technician
21630 11th Ave S, Ste A
Des Moines, WA 98198
206 870 6552

Subj: **Re: 081815_Mayors_Meeting_AGENDA.docx**
Date: 8/13/2015 5:27:30 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: DBrewer@desmoineswa.gov, DKaplan@desmoineswa.gov, TPiasecki@desmoineswa.gov
CC: DLathrop@desmoineswa.gov

The order here looks good.

Dave K.

In a message dated 8/13/2015 3:26:08 P.M. Pacific Daylight Time, DBrewer@desmoineswa.gov writes:

Mayor Dave:

Denise put together a draft agenda for the meeting next week. Denise brought up a good point about the order of the agenda. It would be good to have Ken go first to talk about the project and explain what it is, and what it isn't. Then we can go over the details about the review process to date, and what is anticipated to occur next.

Let us know if this outline follows the general format you had intended. If so, we can begin to fill in some details about the project review and approval process.

Subj: **Change of venue: Woodmont Elementary School**
Date: 8/13/2015 5:35:21 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: tina.orwall@leg.wa.gov, karen.keiser@leg.wa.gov, mia.gregerson@leg.wa.gov,
mark.miloscia@leg.wa.gov, linda.kochmar@leg.wa.gov, carol.gregory@leg.wa.gov,
dave.upthegrove@kingcounty.gov
CC: mpina@desmoineswa.gov, vpennington@desmoineswa.gov, TPiasecki@desmoineswa.gov,
gdelgado@desmoineswa.gov, DBrewer@desmoineswa.gov, DKaplan@desmoineswa.gov,
ktaylor@valleycities.org

Dear Electeds & Ken

Meeting location update ...

The meeting will be held at WOODMONT ELEMENTARY SCHOOL from 7:30pm to 9:00pm on Tuesday, August 18th. Thank you to the Federal Way School District for being flexible on their rules.

We will have the gym set for 120 seats. Standing room after that.

See those of you who can make it next Tuesday!

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

Subj: **Re: Woodmont Rehab Center**
Date: 8/13/2015 6:38:10 P.M. Pacific Daylight Time
From: apandjesus@gmail.com
To: DesMnsDave@aol.com

Do you need help setting up on Tue? I am more then willing to come help set up, since I asked for the meeting in the first place.

Sincerely,
April

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/13/2015 11:49 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

Unfortunately Woodmont Elementary would not be available for a few weeks, per Federal Way School District policy (2 weeks notice.) We'll hold the meeting at the Woodmont Library (capacity 45 people,) then see if we need to do a follow-up meeting. Sorry the bigger facility won't be available next week.

I'll post something to the pages on location, time, and participants from our end of things.

Dave K.

In a message dated 8/12/2015 4:43:43 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Perfect! I know Woodmont doesn't open up till Monday, but being Mayor you may have some pull ;) The principal is brand new Ms. Neven.

Again thanks for all your support in this matter, I know there are a lot of negative Nelly's out there.

Sincerely,

April

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/12/2015 4:13 PM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

I'm checking into moving the meeting to Woodmont Elementary. They'd have more space for more people. Probably the same time (7:30pm to 9:00pm), but let's not announce it until I can confirm. Sound good?

Dave K.

In a message dated 8/12/2015 10:54:54 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Thank you so much! I can't wait to meet you.

Sent from Windows Mail

From: DesMnsDave@aol.com
Sent: Wednesday, August 12, 2015 10:43 AM
To: apandjesus@gmail.com

I just posted it on the Woodmont page: 7:30pm to 9:00pm, Tuesday, August 18th.

The only caveat is that the room only holds 45, and we can't legally go over that or the Library and South King Fire & Rescue will get cranky.

I'll ask at least one other councilmember to join us.

Dave K.

In a message dated 8/12/2015 10:02:27 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Anytime next week will work. Again thank you for your time and patience.

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/12/2015 9:28 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

Certainly. I'm not sure how big their meeting room is, or their availability, but I'd be happy to check.

How much lead time do you think, April? If they were available tomorrow does that work? Maybe next week?

Dave K.

In a message dated 8/11/2015 4:05:24 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Good afternoon, Mayor Kaplan,

Would it be possible to have a community meeting in the evening at Woodmont Library?

Thanks for your time,

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/05/2015 12:47 PM (GMT-08:00)
To: apandjesus@gmail.com
Cc: TPiasecki@desmoineswa.gov
Subject: Re: Woodmont Rehab Center

April,

Thank you for your email concerning the Woodmont Recovery Center.

Attached is the Hearing Examiner report that you requested, approving and setting the conditions for the Conditional Use Permit for the project.

You can find all documents related to the project (LUA2014-0038) at this link:

<https://mypermits.desmoineswa.gov/Citizen/PermitInfo/PermitDetails.aspx?R=joYCJyd%2bIRdETosHgQ7HZmn3vzRmC3AVtUOGETWhEc2UfMguoIOy7ocx7oHwogoWrPbWRht3y%2ffoeZP7T7ZVJclRc8Rp6BtFxWznuW8cKeqIR%2bckL%2bqJFYJKs8bvwtw>

Regarding a community meeting, I (and possibly some of my fellow councilmembers) would be happy to meet with the community regarding this issue. As long as there is a clear understanding that the project has been approved by the Hearing Examiner, and nothing is going to stop the project from going forward.

With that understanding, let's figure out a location to meet.

Cordially,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 8/4/2015 3:57:27 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Good afternoon,

I am requesting a copy of the hearing examiner report in regards to the Woodmont Rehab center on 16th Ave & Pac Hwy.

Also would it be possible to have a community meeting, there are a lot of hurt/frustrated emotions right now. So much so, that some residents are even looking into annexing into the city of FW. I truly believe there has to be a peaceful resolution for all involved.

Sincerely,

April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **Re: Change of venue: Woodmont Elementary School**
Date: 8/13/2015 6:42:54 P.M. Pacific Daylight Time
From: Dave.Upthegrove@kingcounty.gov
To: DesMnsDave@aol.com

What meeting?

Sent from my iPhone

On Aug 13, 2015, at 5:35 PM, "DesMnsDave@aol.com" <DesMnsDave@aol.com> wrote:

Dear Electeds & Ken

Meeting location update ...

The meeting will be held at WOODMONT ELEMENTARY SCHOOL from 7:30pm to 9:00pm on Tuesday, August 18th. Thank you to the Federal Way School District for being flexible on their rules.

We will have the gym set for 120 seats. Standing room after that.

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Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

Subj: **Re: Woodmont Rehab Center**
Date: 8/13/2015 9:10:52 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: apandjesus@gmail.com

April,

Thank you for the offer, but I think the school will be setting it up the way we've asked for, and we'll have handouts to share.

See you on Tuesday!

Dave K.

In a message dated 8/13/2015 6:38:10 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Do you need help setting up on Tue? I am more then willing to come help set up, since I asked for the meeting in the first place.

Sincerely,
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----- Original message -----

From: DesMnsDave@aol.com
Date: 08/13/2015 11:49 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

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April Chavarria

Sent from my T-Mobile 4G LTE Device

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To: apandjesus@gmail.com
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Cordially,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

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Also would it be possible to have a community meeting, there are a lot of hurt/frustrated emotions right now. So much so, that some residents are even looking into annexing into the city of FW. I truly believe there has to be a peaceful resolution for all involved.

Sincerely,

April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **Re: Community Mtg re Woodmont Recovery Center**
Date: 8/13/2015 9:21:57 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: Mark.Miloscia@leg.wa.gov

Mark,

Change in venue: we'll be at Woodmont Elementary School now. Same time and date ... 7:30pm to 9:00pm, Tuesday, August 18th.

Dave K.

In a message dated 8/13/2015 2:28:56 P.M. Pacific Daylight Time, Mark.Miloscia@leg.wa.gov writes:

Dave,

I cannot make the meeting but will send my Legislative Aide, Lisa Tinsley, in my stead.

mark

Senator Mark Miloscia

30th Legislative District

Senate Majority Deputy Whip

360-786-7658 Olympia – 206-212-6153 District

Mark.Miloscia@Leg.Wa.Gov



**WASHINGTON STATE SENATE
MAJORITY COALITION CAUCUS**

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Thursday, August 13, 2015 12:39 PM

To: Dave.Upthegrove@metrokc.gov; Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov>; Keiser, Sen. Karen <Karen.Keiser@leg.wa.gov>; Gregerson, Rep. Mia <Mia.Gregerson@leg.wa.gov>; Miloscia, Sen. Mark <Mark.Miloscia@leg.wa.gov>; Kochmar, Rep. Linda <Linda.Kochmar@leg.wa.gov>; Gregory, Rep. Carol <Carol.Gregory@leg.wa.gov>
Cc: mpina@desmoineswa.gov; vpennington@desmoineswa.gov; TPiasecki@desmoineswa.gov; gdelgado@desmoineswa.gov; DBrewer@desmoineswa.gov
Subject: Community Mtg re Woodmont Recovery Center

Dear Fellow Electeds,

Next Tuesday, August 18th there will be a community meeting at the Woodmont Library, from 7:30pm to 9:00pm, to discuss concerns regarding the Woodmont Recovery Center. I've posted the following (see below) to a few Facebook pages where constituents have expressed their concerns.

Mayor Pro Tem Matt Pina and Councilmember Vic Pennington will be in attendance, as will a number of City staff.

Ken Taylor from Valley Cities will also be in attendance, to answer questions regarding operation of the facility.

Please RSVP to let me know if you're able to attend. Thank you.

Warm Regards,

Dave Kaplan

Mayor & Councilmember

City of Des Moines, WA

"Confirming the meeting next week regarding the Woodmont Recovery Center project.

Friday, August 14, 2015 AOL: DesMnsDave

The meeting will be held at the Woodmont Library from 7:30pm to 9:00pm on Tuesday, August 18th. (Unfortunately Woodmont Elementary School would not be available for a few weeks, and it's important that we discuss your concerns sooner than later.) There is a capacity limit of 45 people for the meeting room at the Library, so please take that into consideration.

Attending from the City will be myself, Mayor Pro Tem Matt Pina, and Councilmember Vic Pennington (chair of the Public Safety & Transportation Committee,) City Manager Tony Piasecki, Police Chief George Delgado (or one of his commanders,) and Dan Brewer (Planning, Building & Public Works.) King County Councilmember Dave Upthegrove, and our legislators from the 33rd and 30th Legislative district are being invited to attend as well. Valley Cities Executive Director Ken Taylor will be there to help answer questions about the operations of the facility.

We only have an hour and a half, so our presentations will be as brief as possible, and then we'll want your input regarding things to consider regarding the facility and "good neighbor agreement" that will be developed between the Woodmont Recovery Center and the City.

Looking forward to hearing from you next Tuesday."

Subj: **Community Mtg re Woodmont Recovery Center**
Date: 8/14/2015 8:25:25 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: citycouncil@desmoineswa.gov
CC: TPiasecki@desmoineswa.gov, mmatthias@desmoineswa.gov, DBrewer@desmoineswa.gov,
qdelgado@desmoineswa.gov, pbosmans@desmoineswa.gov

Dear Fellow Councilmembers,

Just want to give you all a heads up

Due to a large number of emails, phone calls, posts on blogs, and other communications regarding concerns or outright opposition to the Woodmont Recovery Center, a community meeting has been scheduled for next Tuesday, August 18th.

Because of noticing requirements, we're limiting the number of Councilmembers there to three (myself, Mayor Pro Tem Matt Pina, and Councilmember Vic Pennington) to avoid it becoming a formal public meeting of the City Council.

The Woodmont Recovery Center is a Valley Cities counseling project, providing drug/alcohol treatment facilities. They purchased the property from Services Group of America (the old Rose's diner site) last year, and made application as an "essential public facility" under the zoning in place at that time. The property stretches from Pacific Hwy S over to 16th Avenue S.

Such treatment facilities were a permitted use when they submitted their complete application, so they are vested, subject to the issuance of a Conditional Use Permit. [With adopting the Woodmont-Commerical zoning earlier this year, those type of facilities are no longer a permitted use in that zone.] The Hearing Examiner issued a Conditional Use Permit a number of months ago. Further, state law does not allow the barring of "essential public facilities" simply because a neighborhood or community doesn't want it. This is not a project that would come directly to Council, so there is really little we can do to stop it. All that can be done is mitigate the impacts of it.

The Hearing Examiner required a number of conditions be met, and the operations of the facility will be reviewed after it has been open for a year, to see if additional conditions should be set. Also, Valley Cities will be required to enter into a "good neighbor agreement" to financially compensate the City (on an on-going basis) for any impacts resulting from their operations. While not required by the Hearing Examiner, working with Valley Cities we may be able to have additional issues addressed through that agreement ... if the request is reasonable, and Valley Cities would be able to comply.

To address public concerns to be heard regarding the facility, and to avoid distractions to our already full agenda for next Thursday, I had this meeting set up to hear the community's concerns and to answer their questions.

If you have any questions regarding this, please feel free to contact myself or Tony directly. Thanks!

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

Subj: **Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...**
Date: 8/14/2015 9:01:10 A.M. Pacific Daylight Time
From: ktaylor@valleycities.org
To: Mary.Soderlind@leg.wa.gov
CC: DesMnsDave@aol.com, dkaplan@desmoineswa.gov, alingle@desmoineswa.gov

Hello everyone I have tried this number and there was no one. I also called the Des Monies conference number and again there is no one. Please advise me on the correct number?

On Thu, Aug 13, 2015 at 1:15 PM, Soderlind, Mary <Mary.Soderlind@leg.wa.gov> wrote:
Thanks everyone. We're confirmed for 9 - 9:30 am tomorrow. Please call [360-407-3780](tel:360-407-3780), enter PIN 888335# at the prompt. Mary

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Ken Taylor <ktaylor@valleycities.org>
Date: 08/13/2015 11:54 AM (GMT-08:00)
To: DesMnsDave@aol.com
Cc: "Soderlind, Mary" <Mary.Soderlind@leg.wa.gov>, dkaplan@desmoineswa.gov, alingle@desmoineswa.gov
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Let's do tomorrow at 900
Will someone send a call in number please

Ken Taylor
Kctaylor081@gmail.com<<mailto:Kctaylor081@gmail.com>>

On Aug 13, 2015, at 11:46 AM, DesMnsDave@aol.com<<mailto:DesMnsDave@aol.com>> wrote:

9:00am tomorrow works as well. Thanks.

Dave K.

In a message dated 8/13/2015 11:45:02 A.M. Pacific Daylight Time,
Mary.Soderlind@leg.wa.gov<<mailto:Mary.Soderlind@leg.wa.gov>> writes:
Hi Dave – Are you available tomorrow by chance? Ken is available tomorrow. Thanks. Mary

P.S. I have an appointment this afternoon and will be out of the office for several hours, but will check my email and get a call set up for tomorrow.

From: DesMnsDave@aol.com<<mailto:DesMnsDave@aol.com>> [<mailto:DesMnsDave@aol.com>]
Sent: Thursday, August 13, 2015 11:40 AM
To: Soderlind, Mary <Mary.Soderlind@leg.wa.gov<<mailto:Mary.Soderlind@leg.wa.gov>>>;
ktaylor@valleycities.org<<mailto:ktaylor@valleycities.org>>;
dkaplan@desmoineswa.gov<<mailto:dkaplan@desmoineswa.gov>>
Cc: alingle@desmoineswa.gov<<mailto:alingle@desmoineswa.gov>>
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Hi Mary,

Let's do it at 1:00pm today. What's the number to call?

Dave K.

Sunday, August 16, 2015 AOL: DesMnsDave

In a message dated 8/13/2015 10:48:19 A.M. Pacific Daylight Time,
Mary.Soderlind@leg.wa.gov<<mailto:Mary.Soderlind@leg.wa.gov>> writes:
Hi Ken and Dave,

As per Rep. Orwall's email below, she'd like to have a phone meeting with both of you to discuss good first steps to do before the Town Hall meeting. Are you available this afternoon between 1 - 3 PM?

She's also available tomorrow (Friday) between 9 - 10 AM, or 1 - 2 PM.

Please let me know your availability and I'll arrange a conference line.

Thanks,
Mary

Mary Soderlind
Legislative Assistant to Rep. Tina L. Orwall, M.S.W.
mary.soderlind@leg.wa.gov<<mailto:mary.soderlind@leg.wa.gov>>
206-824-5097

-----Original Message-----

From: Ken Taylor [<mailto:ktaylor@valleycities.org>]

Sent: Thursday, August 13, 2015 10:39 AM

To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov<<mailto:Tina.Orwall@leg.wa.gov>>>

Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov<<mailto:TaraJo.Heinecke@leg.wa.gov>>>; Sarah Eckert <seckert@valleycities.org<<mailto:seckert@valleycities.org>>>

Subject: Re: Town Hall Meeting re: Woodmont Treatment Facility

Yes please

Ken Taylor
Kctaylor081@gmail.com<<mailto:Kctaylor081@gmail.com>>

> On Aug 13, 2015, at 10:32 AM, Orwall, Rep. Tina
> <Tina.Orwall@leg.wa.gov<<mailto:Tina.Orwall@leg.wa.gov>>> wrote:

>

> Hi Ken,

>

> I think there might be some good first steps to do before Townhall
> meeting. I asked Mary to set up a time for us to chat on the phone

> and to include the Kaplan does that sound OK

>

> Sent from my iPhone

>

> On Aug 12, 2015, at 5:29 PM, "Ken Taylor"
> <ktaylor@valleycities.org<<mailto:ktaylor@valleycities.org><<mailto:ktaylor@valleycities.org>>>
> [3mailto:ktaylor@valleycities.org](mailto:ktaylor@valleycities.org)>>> wrote:

>

> Hi Tina yes the site was approved for involuntary CD treatment and Methadone.

> Practically speaking methadone is in its way out and is being replaced with Medication Assisted Treatments.

>

> Please keep this in mind as we discuss ETS, Evergreen Treatment Services, publicly. For most addicts
methadone will soon be a thing of the past. It is not a good drug but it is dirt cheap.

>

> Medically assisted treatment for alcohol and opioid addiction has proved to be effective in the United States
when combing medications with a comprehensive treatment program for people in need of treatment and
recovery.

>

> 1. MAT Combined With Comprehensive Treatment 2. MAT improves the
> survival rate for those dependent on alcohol and opioids 3. Addicts
> are much more able to retain what they're learning through treatment
> 4. The opiate user is much less likely to use opiates 5. Decreases
> hepatitis and HIV seroconversion 6. Criminal activities are
> decreased associated with alcohol and opiate abuse 7. Employment
> increases because the individual is able to work and maintain
> employment 8. Childbirth outcomes are improved for the addict
>

> - See more at:
> [http://www.addictionsearch.com/treatment_articles/article/medication-a
> ssisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf](http://www.addictionsearch.com/treatment_articles/article/medication-assisted-treatment-for-substance-abuse_127.html#sthash.hNdyoa3O.dpuf)
>

> --

> Ken Taylor
> Chief Executive Officer
> Valley Cities Counseling
> [253.205.0570](tel:253.205.0570)
> Ken Taylor
> Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com%
> 3mailto:Kctaylor081@gmail.com>>

>

>

> On Aug 12, 2015, at 4:26 PM, Orwall, Rep. Tina
> <Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov%
> 3mailto:Tina.Orwall@leg.wa.gov>>> wrote:

>

> Hi Ken!

>

> Two questions for you! Have you started or plan do create a neighborhood agreement? I know the DESC
> one from their south Seattle facility is a great template.

>

> Also, does your site include outpatient CD/methadone clinic?

>

> Thanks! Tina

>

> Sent from my iPhone

>

> On Aug 12, 2015, at 4:12 PM, "Keiser, Sen. Karen"
> <Karen.Keiser@leg.wa.gov<mailto:Karen.Keiser@leg.wa.gov<mailto:Karen.Keiser@leg.wa.gov%
> 3mailto:Karen.Keiser@leg.wa.gov>>> wrote:

>

> After having a conversation with Des Moines Mayor Dave Kaplan, we understand that the city will be holding
> a Town Hall on this same subject on August 18 from 7:30-9:00 PM. Senator Keiser and Ken Taylor will
> participate in that event, and the one tentatively planned for Aug. 27 is not necessary.

>

> Mayor Kaplan asked me to let you know that they are in the process of firming up the location, which will most
> likely be Woodmont Elementary. Once they have the site finalized they will be in touch with you to invite you to
> the meeting.

>

> Thanks!

>

> Tara Jo Heinecke

>

> P.S. Lind- I told the Mayor and City Manager about the printed materials and displays you could bring to the
> meeting, they thought that would be a great idea.

>

> <meeting.ics>

>

> The information contained in this message may be privileged and confidential. If you are NOT the intended

recipient, please notify the sender immediately with a copy to it@valleycities.org<mailto:it@valleycities.org<mailto:it@valleycities.org%3cmailto:it@valleycities.org>> and destroy this message.

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> VALLEY|Integrity | Teamwork

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Integrity | Teamwork

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--

Ken Taylor
Chief Executive Officer
Valley Cities Counseling
253.205.0570

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Subj: **RE: Change of venue: Woodmont Elementary School**
Date: 8/14/2015 9:03:58 A.M. Pacific Daylight Time
From: Carol.Gregory@leg.wa.gov
To: DesMnsDave@aol.com

Mayor Kaplan,
Representative Gregory has requested that I add this to her calendar. She plans on attending.

Michelle Butler

| Legislative Assistant to Representative Carol Gregory | Washington State House of Representatives |
| (Olympia) 360.786.7830 | Michelle.Butler@leg.wa.gov | Click [HERE](#) to receive e-mail legislative updates |

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Thursday, August 13, 2015 5:35 PM
To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov>; Keiser, Sen. Karen <Karen.Keiser@leg.wa.gov>; Gregerson, Rep. Mia <Mia.Gregerson@leg.wa.gov>; Miloscia, Sen. Mark <Mark.Miloscia@leg.wa.gov>; Kochmar, Rep. Linda <Linda.Kochmar@leg.wa.gov>; Gregory, Rep. Carol <Carol.Gregory@leg.wa.gov>; dave.upthegrove@kingcounty.gov
Cc: mpina@desmoineswa.gov; vpennington@desmoineswa.gov; TPiasecki@desmoineswa.gov; gdelgado@desmoineswa.gov; DBrewer@desmoineswa.gov; DKaplan@desmoineswa.gov; ktaylor@valleycities.org
Subject: Change of venue: Woodmont Elementary School

Dear Electeds & Ken

Meeting location update ...

The meeting will be held at WOODMONT ELEMENTARY SCHOOL from 7:30pm to 9:00pm on Tuesday, August 18th. Thank you to the Federal Way School District for being flexible on their rules.

We will have the gym set for 120 seats. Standing room after that.

See those of you who can make it next Tuesday!

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

Subj: **RE: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...**
Date: 8/14/2015 9:05:21 A.M. Pacific Daylight Time
From: Mary.Soderlind@leg.wa.gov
To: ktaylor@valleycities.org
CC: DesMnsDave@aol.com, dkaplan@desmoineswa.gov, alingle@desmoineswa.gov,
Tina.Orwall@leg.wa.gov

That is the correct number. Please try again and let me know if the others are not on the call. Thanks. Mary

From: Ken Taylor [mailto:ktaylor@valleycities.org]
Sent: Friday, August 14, 2015 9:01 AM
To: Soderlind, Mary <Mary.Soderlind@leg.wa.gov>
Cc: DesMnsDave@aol.com; dkaplan@desmoineswa.gov; alingle@desmoineswa.gov
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Hello everyone I have tried this number and there was no one. I also called the Des Monies conference number and again there is no one. Please advise me on the correct number?

On Thu, Aug 13, 2015 at 1:15 PM, Soderlind, Mary <Mary.Soderlind@leg.wa.gov> wrote:

Thanks everyone. We're confirmed for 9 - 9:30 am tomorrow. Please call 360-407-3780, enter PIN 888335# at the prompt. Mary

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Ken Taylor <ktaylor@valleycities.org>
Date: 08/13/2015 11:54 AM (GMT-08:00)
To: DesMnsDave@aol.com
Cc: "Soderlind, Mary" <Mary.Soderlind@leg.wa.gov>, dkaplan@desmoineswa.gov,
alingle@desmoineswa.gov
Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Let's do tomorrow at 900
Will someone send a call in number please

Ken Taylor
Kctaylor081@gmail.com<<mailto:Kctaylor081@gmail.com>>

On Aug 13, 2015, at 11:46 AM, DesMnsDave@aol.com<<mailto:DesMnsDave@aol.com>> wrote:

9:00am tomorrow works as well. Thanks.

Dave K.

In a message dated 8/13/2015 11:45:02 A.M. Pacific Daylight Time,

Sunday, August 16, 2015 AOL: DesMnsDave

Mary.Soderlind@leg.wa.gov<mailto:Mary.Soderlind@leg.wa.gov> writes:

Hi Dave – Are you available tomorrow by chance? Ken is available tomorrow. Thanks. Mary

P.S. I have an appointment this afternoon and will be out of the office for several hours, but will check my email and get a call set up for tomorrow.

From: DesMnsDave@aol.com<mailto:DesMnsDave@aol.com> [mailto:DesMnsDave@aol.com]

Sent: Thursday, August 13, 2015 11:40 AM

To: Soderlind, Mary <Mary.Soderlind@leg.wa.gov<mailto:Mary.Soderlind@leg.wa.gov>>;

ktaylor@valleycities.org<mailto:ktaylor@valleycities.org>;

dkaplan@desmoineswa.gov<mailto:dkaplan@desmoineswa.gov>

Cc: alingle@desmoineswa.gov<mailto:alingle@desmoineswa.gov>

Subject: Re: Phone meeting with Rep. Orwall RE: Town Hall Meeting re: Woodmont Treatme...

Hi Mary,

Let's do it at 1:00pm today. What's the number to call?

Dave K.

In a message dated 8/13/2015 10:48:19 A.M. Pacific Daylight Time,

Mary.Soderlind@leg.wa.gov<mailto:Mary.Soderlind@leg.wa.gov> writes:

Hi Ken and Dave,

As per Rep. Orwall's email below, she'd like to have a phone meeting with both of you to discuss good first steps to do before the Town Hall meeting. Are you available this afternoon between 1 - 3 PM?

She's also available tomorrow (Friday) between 9 - 10 AM, or 1 - 2 PM.

Please let me know your availability and I'll arrange a conference line.

Thanks,

Mary

Mary Soderlind

Legislative Assistant to Rep. Tina L. Orwall, M.S.W.

mary.soderlind@leg.wa.gov<mailto:mary.soderlind@leg.wa.gov>

206-824-5097

-----Original Message-----

From: Ken Taylor [mailto:ktaylor@valleycities.org]

Sent: Thursday, August 13, 2015 10:39 AM

To: Orwall, Rep. Tina <Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov>>

Cc: Heinecke, Tara Jo <TaraJo.Heinecke@leg.wa.gov<mailto:TaraJo.Heinecke@leg.wa.gov>>;

Sarah Eckert <seckert@valleycities.org<mailto:seckert@valleycities.org>>

Subject: Re: Town Hall Meeting re: Woodmont Treatment Facility

Yes please

Ken Taylor

Kctaylor081@gmail.com<mailto:Kctaylor081@gmail.com>

> On Aug 13, 2015, at 10:32 AM, Orwall, Rep. Tina
<Tina.Orwall@leg.wa.gov<mailto:Tina.Orwall@leg.wa.gov>> wrote:

>

> Hi Ken,

>

> I think there might be some good first steps to do before Townhall
> meeting. I asked Mary to set up a time for us to chat on the phone
> and to include the Kaplan does that sound OK

>

> Sent from my iPhone

>

> On Aug 12, 2015, at 5:29 PM, "Ken Taylor"

<ktaylor@valleycities.org<mailto:ktaylor@valleycities.org<mailto:ktaylor@valleycities.org%3cmailto:ktaylor@valleycities.org>>> wrote:

>

> Hi Tina yes the site was approved for involuntary CD treatment and Methadone.

> Practically speaking methadone is in its way out and is being replaced with Medication Assisted Treatments.

>

> Please keep this in mind as we discuss ETS, Evergreen Treatment Services, publicly. For most addicts methadone will soon be a thing of the past. It is not a good drug but it is dirt cheap.

>

> Medically assisted treatment for alcohol and opioid addiction has proved to be effective in the United States when combing medications with a comprehensive treatment program for people in need of treatment and recovery.

>

> 1. MAT Combined With Comprehensive Treatment 2. MAT improves the
> survival rate for those dependent on alcohol and opioids 3. Addicts
> are much more able to retain what they're learning through treatment
> 4. The opiate user is much less likely to use opiates 5. Decreases
> hepatitis and HIV seroconversion 6. Criminal activities are
> decreased associated with alcohol and opiate abuse 7. Employment
> increases because the individual is able to work and maintain
> employment 8. Childbirth outcomes are improved for the addict

>

> - See more at:

> [http://www.addictionsearch.com/treatment_articles/article/medication-a](http://www.addictionsearch.com/treatment_articles/article/medication-assisted-treatment-for-substance-abuse_127.html#sthash.hNdya3O.dpuf)
> [ssisted-treatment-for-substance-abuse_127.html#sthash.hNdya3O.dpuf](http://www.addictionsearch.com/treatment_articles/article/medication-assisted-treatment-for-substance-abuse_127.html#sthash.hNdya3O.dpuf)

>

> --

> Ken Taylor

> Chief Executive Officer

> Valley Cities Counseling

> 253.205.0570

> Ken Taylor

> Kctaylor081@gmail.com<<mailto:Kctaylor081@gmail.com><<mailto:Kctaylor081@gmail.com>%
3<mailto:Kctaylor081@gmail.com>>>

>

>

> On Aug 12, 2015, at 4:26 PM, Orwall, Rep. Tina
<Tina.Orwall@leg.wa.gov<<mailto:Tina.Orwall@leg.wa.gov><<mailto:Tina.Orwall@leg.wa.gov>%
3<mailto:Tina.Orwall@leg.wa.gov>>>> wrote:

>

> Hi Ken!

>

> Two questions for you! Have you started or plan do create a neighborhood agreement? I know the DESC one from their south Seattle facility is a great template.

>

> Also, does your site include outpatient CD/methadone clinic?

>

> Thanks! Tina

>

> Sent from my iPhone

>

> On Aug 12, 2015, at 4:12 PM, "Keiser, Sen. Karen"
<Karen.Keiser@leg.wa.gov<<mailto:Karen.Keiser@leg.wa.gov><<mailto:Karen.Keiser@leg.wa.gov>%
3<mailto:Karen.Keiser@leg.wa.gov>>>> wrote:

>

> After having a conversation with Des Moines Mayor Dave Kaplan, we understand that the city will be holding a Town Hall on this same subject on August 18 from 7:30-9:00 PM. Senator Keiser and Ken Taylor will participate in that event, and the one tentatively planned for Aug. 27 is not necessary.

>

> Mayor Kaplan asked me to let you know that they are in the process of firming up the location, which will most likely be Woodmont Elementary. Once they have the site finalized they will be in touch with you to invite you to the meeting.

>

> Thanks!

>

> Tara Jo Heinecke

>

> P.S. Lind- I told the Mayor and City Manager about the printed materials and displays you could bring to the meeting, they thought that would be a great idea.

>

> <meeting.ics>

>

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3<mailto:it@valleycities.org>>>> and destroy this message.

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> VALLEY|Integrity | Teamwork

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Ken Taylor
Chief Executive Officer
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Subj: **Fwd: 081815_Mayors_Meeting_AGENDA.docx**
Date: 8/14/2015 9:46:27 A.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: ktaylor@valleycities.org, tina.orwall@leg.wa.gov

FYI

Dave K.

From: DBrewer@desmoineswa.gov
To: DKaplan@desmoineswa.gov, TPiasecki@desmoineswa.gov
CC: DLathrop@desmoineswa.gov
Sent: 8/13/2015 3:26:08 P.M. Pacific Daylight Time
Subj: 081815_Mayors_Meeting_AGENDA.docx

Mayor Dave:

Denise put together a draft agenda for the meeting next week. Denise brought up a good point about the order of the agenda. It would be good to have Ken go first to talk about the project and explain what it is, and what it isn't. Then we can go over the details about the review process to date, and what is anticipated to occur next.

Let us know if this outline follows the general format you had intended. If so, we can begin to fill in some details about the project review and approval process.

Subj: **Re: Community Mtg re Woodmont Recovery Center**
Date: 8/14/2015 10:08:01 A.M. Pacific Daylight Time
From: MMatthias@desmoineswa.gov
To: desmnsdave@aol.com

Nice summary

Sent from my iPhone

On Aug 14, 2015, at 8:25 AM, "DesMnsDave@aol.com" <DesMnsDave@aol.com> wrote:

Dear Fellow Councilmembers,

Just want to give you all a heads up

Due to a large number of emails, phone calls, posts on blogs, and other communications regarding concerns or outright opposition to the Woodmont Recovery Center, a community meeting has been scheduled for next Tuesday, August 18th.

Because of noticing requirements, we're limiting the number of Councilmembers there to three (myself, Mayor Pro Tem Matt Pina, and Councilmember Vic Pennington) to avoid it becoming a formal public meeting of the City Council.

The Woodmont Recovery Center is a Valley Cities counseling project, providing drug/alcohol treatment facilities. They purchased the property from Services Group of America (the old Rose's diner site) last year, and made application as an "essential public facility" under the zoning in place at that time. The property stretches from Pacific Hwy S over to 16th Avenue S.

Such treatment facilities were a permitted use when they submitted their complete application, so they are vested, subject to the issuance of a Conditional Use Permit. [With adopting the Woodmont-Commerical zoning earlier this year, those type of facilities are no longer a permitted use in that zone.] The Hearing Examiner issued a Conditional Use Permit a number of months ago. Further, state law does not allow the barring of "essential public facilities" simply because a neighborhood or community doesn't want it. This is not a project that would come directly to Council, so there is really little we can do to stop it. All that can be done is mitigate the impacts of it.

The Hearing Examiner required a number of conditions be met, and the operations of the facility will be reviewed after it has been open for a year, to see if additional conditions should be set. Also, Valley Cities will be required to enter into a "good neighbor agreement" to financially compensate the City (on an on-going basis) for any impacts resulting from their operations. While not required by the Hearing Examiner, working with Valley Cities we may be able to have additional issues addressed through that agreement ... if the request is reasonable, and Valley Cities would be able to comply.

To address public concerns to be heard regarding the facility, and to avoid distractions to our already full agenda for next Thursday, I had this meeting set up to hear the community's concerns and to answer their questions.

If you have any questions regarding this, please feel free to contact myself or Tony directly. Thanks!

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

Subj: **Re: 081815_Mayors_Meeting_AGENDA.docx**
Date: 8/14/2015 11:02:00 A.M. Pacific Daylight Time
From: ktaylor@valleycities.org
To: DesMnsDave@aol.com, karen.keiser@leg.wa.gov, mkelly@valleycities.org, shandforth-Kome@valleycities.org, Jim.Vollendroff@kingcounty.gov, Brad.Finegood@kingcounty.gov
CC: tina.orwall@leg.wa.gov

Here are my suggested changes, Tina I don't know whether you and or Karen would like to speak?

I just spoke with Sandy at South King County National Alliance for the Mentally-ill and she would like to speak

I also spoke with Daniel at DESC who is sending me Good Neighbor Agreements that I will work on to you

I'm working on Brad or Jim too.

On Fri, Aug 14, 2015 at 9:46 AM, <DesMnsDave@aol.com> wrote:
FYI

Dave K.

From: DBrewer@desmoineswa.gov
To: DKaplan@desmoineswa.gov, TPiasecki@desmoineswa.gov
CC: DLathrop@desmoineswa.gov
Sent: 8/13/2015 3:26:08 P.M. Pacific Daylight Time
Subj: 081815_Mayors_Meeting_AGENDA.docx

Mayor Dave:

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Let us know if this outline follows the general format you had intended. If so, we can begin to fill in some details about the project review and approval process.

—
Ken Taylor
Chief Executive Officer
Valley Cities Counseling
[253.205.0570](tel:253.205.0570)

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Sunday, August 16, 2015 AOL: DesMnsDave

AGENDA

Mayor's Community Meeting

August 18, 2014, 7:30 – 9:00 PM
Woodmont Elementary School

Welcome – Dave Kaplan, Mayor

- Meeting Purpose
 - Provide information about the Woodmont Recovery Campus
 - Respond to citizen questions
- Agenda Overview
- Intended Outcomes

Woodmont Recovery Campus – Ken Taylor, Valley Cities Association

Formatted: Strikethrough

Elected Officials?

King County Human Services

Formatted: Indent: Left: 0", First line: 0.5"

Megan Kelly, Inpatient Director, Valley Cities

Sandy Kluges, NAMI SKC

Project Review and Approval Process – Tony Piasecki, City Manager

- Zoning History
- State Requirements Related to the Siting of Essential Public Facilities
- City's Review and Approval Process for the Project
- Public Noticing
- Overview Hearing Examiner Decision
 - Conditions of Approval
 - Next Steps

- Good Neighbor Agreement

Questions from Citizens?

Subj: **Re: 081815_Mayors_Meeting_AGENDA.docx**
Date: 8/14/2015 12:02:15 P.M. Pacific Daylight Time
From: Brad.Finegood@kingcounty.gov
To: ktaylor@valleycities.org
CC: DesMnsDave@aol.com, karen.keiser@leg.wa.gov, mkelly@valleycities.org, shandforth-Kome@valleycities.org, Jim.Vollendroff@kingcounty.gov, tina.orwall@leg.wa.gov

We'll make sure someone is there from KC.

Brad Finegood

On Aug 14, 2015, at 11:02 AM, Ken Taylor <ktaylor@valleycities.org> wrote:

Here are my suggested changes, Tina I don't know whether you and or Karen would like to speak?

I just spoke with Sandy at South King County National Alliance for the Mentally-ill and she would like to speak

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To: DKaplan@desmoineswa.gov, TPiasecki@desmoineswa.gov
CC: DLathrop@desmoineswa.gov
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Ken Taylor
Chief Executive Officer

Sunday, August 16, 2015 AOL: DesMnsDave

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<081815_Mayors_Meeting_AGENDA kt's additions.docx>

Subj: **Re: Woodmont Rehab Center**
Date: 8/14/2015 12:03:51 P.M. Pacific Daylight Time
From: apandjesus@gmail.com
To: DesMnsDave@aol.com

Good morning Mayor,

I was wondering if you could post a copy of the agenda to FB and if I could have a few minutes at the very being to address the group...just a introduction of myself, and why I called the meeting (so we can get clear facts and have our questions answered in a positive and professional way) and of course thank you and your group for making time with us. I feel like with all the drama on FB we are losing track of the purposes of the meeting, community/unity.

Sincerely,

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: DesMnsDave@aol.com
Date: 08/13/2015 11:49 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

Unfortunately Woodmont Elementary would not be available for a few weeks, per Federal Way School District policy (2 weeks notice.) We'll hold the meeting at the Woodmont Library (capacity 45 people,) then see if we need to do a follow-up meeting. Sorry the bigger facility won't be available next week.

I'll post something to the pages on location, time, and participants from our end of things.

Dave K.

In a message dated 8/12/2015 4:43:43 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Perfect! I know Woodmont doesn't open up till Monday, but being Mayor you may have some pull ;) The principal is brand new Ms. Neven.

Again thanks for all your support in this matter, I know there are a lot of negative Nelly's out there.

Sincerely,

April

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: DesMnsDave@aol.com
Date: 08/12/2015 4:13 PM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

April,

I'm checking into moving the meeting to Woodmont Elementary. They'd have more space for more people. Probably the same time (7:30pm to 9:00pm), but let's not announce it until I can confirm. Sound good?

Dave K.

In a message dated 8/12/2015 10:54:54 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Thank you so much! I can't wait to meet you.

Sent from Windows Mail

From: DesMnsDave@aol.com
Sent: Wednesday, August 12, 2015 10:43 AM
To: apandjesus@gmail.com

I just posted it on the Woodmont page: 7:30pm to 9:00pm, Tuesday, August 18th.

The only caveat is that the room only holds 45, and we can't legally go over that or the Library and South King Fire & Rescue will get cranky.

I'll ask at least one other councilmember to join us.

Dave K.

In a message dated 8/12/2015 10:02:27 A.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Anytime next week will work. Again thank you for your time and patience.

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/12/2015 9:28 AM (GMT-08:00)
To: apandjesus@gmail.com
Subject: Re: Woodmont Rehab Center

Certainly. I'm not sure how big their meeting room is, or their availability, but I'd be happy to check.

How much lead time do you think, April? If they were available tomorrow does that work? Maybe next week?

Dave K.

In a message dated 8/11/2015 4:05:24 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:
Good afternoon, Mayor Kaplan,

Would it be possible to have a community meeting in the evening at Woodmont Library?

Thanks for your time,

April Chavarria

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: DesMnsDave@aol.com
Date: 08/05/2015 12:47 PM (GMT-08:00)
To: apandjesus@gmail.com
Cc: TPiasecki@desmoineswa.gov
Subject: Re: Woodmont Rehab Center

April,

Thank you for your email concerning the Woodmont Recovery Center.

Attached is the Hearing Examiner report that you requested, approving and setting the conditions for the Conditional Use Permit for the project.

You can find all documents related to the project (LUA2014-0038) at this link:

<https://mypermits.desmoineswa.gov/Citizen/PermitInfo/PermitDetails.aspx?R=joYCJyd%2blRdETosHgQ7HZmn3vzRmC3AVtUOGETWhEc2UffMguoIOy7ocx7oHwoqoWrPbWRht3y%2ffoeZP7T7ZVJJclRc8Rp6BtFxFznuW8cKeqIR%2bckL%2bqJFYJKs8bvwtw>

Regarding a community meeting, I (and possibly some of my fellow councilmembers) would be happy to meet with the community regarding this issue. As long as there is a clear understanding that the project has been approved by the Hearing Examiner, and nothing is going to stop the project from going forward.

With that understanding, let's figure out a location to meet.

Cordially,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 8/4/2015 3:57:27 P.M. Pacific Daylight Time, apandjesus@gmail.com writes:

Good afternoon,

I am requesting a copy of the hearing examiner report in regards to the Woodmont Rehab center on 16th Ave & Pac Hwy.

Also would it be possible to have a community meeting, there are a lot of hurt/frustrated emotions right now. So much so, that some residents are even looking into annexing into the city of FW. I truly believe there has to be a peaceful resolution for all involved.

Sincerely,

April Chavarria
Concerned residence.

Sent from Windows Mail

Subj: **Fwd: DESC Good Neighbor Agreement for the Crisis Solutions Center**
Date: 8/14/2015 12:15:36 P.M. Pacific Daylight Time
From: ktaylor@valleycities.org
To: shandforth-Kome@valleycities.org, mkelly@valleycities.org, tina.orwall@leg.wa.gov,
dkaplan@desmoineswa.gov

Let's get familiar with DESC's agreement so we can talk on Tuesday about our plan to craft one with the Woodmont neighbors.

----- Forwarded message -----

From: **Daniel Malone** <dmalone@desc.org>
Date: Fri, Aug 14, 2015 at 12:12 PM
Subject: DESC Good Neighbor Agreement for the Crisis Solutions Center
To: ktaylor@valleycities.org

Ken:

I realized we posted our Good Neighbor Agreement for the Crisis Solutions Center on our website:
http://www.desc.org/documents/good%20neighbor%20handouts/crisis_solutions_center_good_neighbor_agreement_10-03-2011.pdf

We also posted minutes from the Neighborhood Advisory Committee meetings. The group disbanded last year.

http://www.desc.org/crisis_solutions_good_neighbor.html

Happy to talk more if you want additional info. Good luck with your process!

-Daniel

--
Daniel Malone
Executive Director
DESC www.desc.org
515 Third Avenue
Seattle WA 98104
direct: [206-515-1523](tel:206-515-1523)
receptionist: [206-464-1570](tel:206-464-1570)

--
Ken Taylor
Chief Executive Officer
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253.205.0570

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Subj: **RE: 081815_Mayors_Meeting_AGENDA.docx**
Date: 8/14/2015 12:20:23 P.M. Pacific Daylight Time
From: Tina.Orwall@leg.wa.gov
To: DesMnsDave@aol.com

I hope you consider trimming down the technical side of the city steps a bit and put in a bullet on the community agreement process.

From: DesMnsDave@aol.com [mailto:DesMnsDave@aol.com]
Sent: Friday, August 14, 2015 9:46 AM
To: ktaylor@valleycities.org; Orwall, Rep. Tina
Subject: Fwd: 081815_Mayors_Meeting_AGENDA.docx

FYI

Dave K.

From: DBrewer@desmoineswa.gov
To: DKaplan@desmoineswa.gov, TPiasecki@desmoineswa.gov
CC: DLathrop@desmoineswa.gov
Sent: 8/13/2015 3:26:08 P.M. Pacific Daylight Time
Subj: 081815_Mayors_Meeting_AGENDA.docx

Mayor Dave:

Denise put together a draft agenda for the meeting next week. Denise brought up a good point about the order of the agenda. It would be good to have Ken go first to talk about the project and explain what it is, and what it isn't. Then we can go over the details about the review process to date, and what is anticipated to occur next.

Let us know if this outline follows the general format you had intended. If so, we can begin to fill in some details about the project review and approval process.

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Date: 8/14/2015 12:47:39 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
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Thanks for the suggestion, Tina.

Dave K.

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Date: 8/14/2015 12:42:27 P.M. Pacific Daylight Time
From: Tina.Orwall@leg.wa.gov
To: ktaylor@valleycities.org, DesMnsDave@aol.com, Karen.Keiser@leg.wa.gov,
mkelly@valleycities.org, shandforth-Kome@valleycities.org, Jim.Vollendroff@kingcounty.gov,
Brad.Finegood@kingcounty.gov

Nice work, thanks! I'd prefer not be to part of the formal agenda but you can let folks now that I plan to work on the community agreement.

From: Ken Taylor [mailto:ktaylor@valleycities.org]
Sent: Friday, August 14, 2015 11:02 AM
To: DesMnsDave@aol.com; Keiser, Sen. Karen; Megan Kelly; Sonia Handforth-Kome; Vollendroff, Jim; Brad Finegood
Cc: Orwall, Rep. Tina
Subject: Re: 081815_Mayors_Meeting_AGENDA.docx

Here are my suggested changes, Tina I don't know whether you and or Karen would like to speak?

I just spoke with Sandy at South King County National Alliance for the Mentally-ill and she would like to speak

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Thanks for the suggested changes/additions, Ken.

Adding speakers is fine, but the people leading the charge in opposition to the facility were upset that there are ANY presentations. I assured them our presentations would be short, and that the bulk of the meeting will be to discuss their concerns.

I've already talked to our City Manager who believes he can cover the City's points in about 10 minutes. I think we're going to want to limit the amount of time allocated for all of the presentations to 30-40 tops.

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From: ktaylor@valleycities.org
To: DesMnsDave@aol.com
CC: karen.keiser@leg.wa.gov, mkelly@valleycities.org, shandforth-Kome@valleycities.org,
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Sure we can presentations in total to 30 mins or less

Ken Taylor
Kctaylor081@gmail.com

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Jim.Vollendroff@kingcounty.gov, Brad.Finegood@kingcounty.gov, tina.orwall@leg.wa.gov,
TPiasecki@desmoineswa.gov, DKaplan@desmoineswa.gov

Okay,

Here's the latest draft of the Agenda. I've not put any specific time for legislators to weigh in. If you would like me to add time, that's fine. I anticipate a few will ask questions of the legislature providing the funding for the project.

Please get back to me ASAP so that I can have the agenda posted at the City's website, and copies made for Tuesday evening. Thanks!

Dave K.

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CC: karen.keiser@leg.wa.gov, mkelly@valleycities.org, shandforth-Kome@valleycities.org,
Jim.Vollendroff@kingcounty.gov, Brad.Finegood@kingcounty.gov, tina.orwall@leg.wa.gov,
TPiasecki@desmoineswa.gov, DKaplan@desmoineswa.gov

Okay,

Here's the latest draft of the Agenda. I've not put any specific time for legislators to weigh in. If you would like me to add time, that's fine. I anticipate a few will ask questions of the legislature providing the funding for the project.

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Dave K.

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Ken Taylor
Kctaylor081@gmail.com

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To: DKaplan@desmoineswa.gov, TPiasecki@desmoineswa.gov
CC: DLathrop@desmoineswa.gov
Sent: 8/13/2015 3:26:08 P.M. Pacific Daylight Time
Subj: 081815_Mayors_Meeting_AGENDA.docx

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Let us know if this outline follows the general format you had intended. If so, we can begin to fill in some details about the project review and approval process.

--

Ken Taylor
Chief Executive Officer
Valley Cities Counseling
[253.205.0570](tel:253.205.0570)

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Integrity | Teamwork

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AGENDA

Mayor's Community Meeting

August 18, 2014, 7:30 – 9:30 PM

Woodmont Elementary School

Welcome – Dave Kaplan, Mayor

- Meeting Purpose
 - Provide information about the Woodmont Recovery Campus
 - Respond to citizen questions
- Agenda Overview
- Intended Outcomes – Good Neighbor Agreement Process

Woodmont Recovery Campus – Ken Taylor, Valley Cities

- **King County Human Services**
- **Megan Kelly, Inpatient Director, Valley Cities**
- **Sandy Kluges, National Alliance for the Mentally Ill (S. King Co.)**

Project Review and Approval Process – Tony Piasecki, City Manager

- Zoning History; State Requirements Related to the Siting of Essential Public Facilities; City's Review and Approval Process for the Project; Public Noticing; Overview Hearing Examiner Decision including Conditions of Approval.

Comments & Questions from Citizens

Next Steps – Good Neighbor Agreement Process

Subj: **FW: 081815 Mayor's Meeting Project Overview.docx**
Date: 8/14/2015 2:39:00 P.M. Pacific Daylight Time
From: TPiasecki@desmoineswa.gov
To: desmnsdave@aol.com

FYI.

Tony Piasecki
Des Moines City Manager

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From: Denise Lathrop
Sent: Friday, August 14, 2015 1:15 PM
To: Dan Brewer <DBrewer@desmoineswa.gov>; Tony Piasecki <TPiasecki@desmoineswa.gov>
Subject: 081815 Mayor's Meeting Project Overview.docx
Importance: High

Dan and Tony:

Attached are some talking points I put together for the Mayor's meeting (or "Town Hall Meeting" as someone referred to it today). I realize some is more detail than he will go into but wanted the information there. Also are attached two figures he can reference which were exhibits we used in the public hearing.

I pulled a lot of this from the staff report/DNS and confirmed with Nikole on accuracy. Let me know if you have any questions.

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

Sunday, August 16, 2015 AOL: DesMnsDave

Woodmont Recovery Campus Project Overview

Description of Project

Applicant: Valley Cities Counseling and Consultation (Valley Cities)

Proposed Project: The proposed project will provide a Medical and Mental Health Recovery Campus located in the Woodmont Neighborhood along Pacific Highway S (refer to Figure 1). The campus will consist of five (5) buildings: a Detox Facility of 25,340 square feet (SF), with 40 total beds; an Evaluation & Treatment Facility of 19,665 SF, with 24 total beds; a 34,160 SF main office building with 19,160 SF of medical office space and 15,000 SF of administrative office space; a Dispensary Clinic of 7,200 SF; and the Commons meeting facility of 8,340 SF providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process.

Property Description and Zoning: The project is located on two parcels (refer to Figure 2). The primary parcel (PIN 2822049045) is a 313,631 SF vacant property located at 26915 Pacific Highway South (Property A). The secondary property (2822049012) is located at 26852 16th Avenue South and currently has a single family home on the site (Property B).

At the time of application, Property A was zoned C-C Community Commercial and Property B was zoned RS 7,200 Residential Single Family. The proposed use is classified as “Hospitals (mental and alcoholic)” which is a permitted use in the C-C zone subject to approval of a Conditional Use Permit (CUP). The use is also classified as an “essential public facility” pursuant to state law.

Essential Public Facilities: Pursuant to RCW 36.70A.200, essential public facilities are “those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.”

RCW 36.70A.200(2)(5) states that “No local comprehensive plan or development regulation may preclude the siting of essential public facilities.” The Washington State Growth Management Act (RCW 36.70A.040) requires that counties and cities planning under the Revised Code of Washington include a process for the identification and siting of “essential public facilities”. The Conditional Use Permit is the process by which the City of Des Moines evaluates and permits essential public facilities.

A conditional use permit is processed as a Type III land use action as set forth in Chapter 18.20 DMMC with the decision made by the Hearing Examiner.

Review Timeline

Application Date: December 2, 2014

Notice of Complete Application Issued: December 12, 2014

Mitigated SEPA Determination of Nonsignificance Issued: February 2, 2015. Provided for a 15 day comment period followed by 10 day appeal period.

- Mailed notice to properties within 600 feet of the site (expanded from 300 feet).
- Provided notice to public review agencies that included Federal Way Public Schools (FWPS).
- Also provided notice to the principal of Woodmont Elementary School.
- City was contacted by the Federal Way Superintendent Sally Mclean and the Washington State Assistant Superintendent Dan Newell; however, no formal comments on the Mitigated DNS were received from either FWPS or the Superintendent Newell.
- Five comments were received during the public comment period. The City provided a response dated March 3, 2015.
- The SEPA appeal period was extended to April 16, 2015 following comments received from the City of Kent regarding potential traffic impacts and requests for additional analysis. A revised Traffic Impact Analysis was completed by Heath and Associates and submitted to the City on March 2, 2015 for distribution.
- No appeals to the MDNS were received.

Public Hearing before Hearing Examiner: April 3, 2015. Seventeen (17) individuals presented testimony.

Hearing Examiner Decision: April 18, 2015, the Hearing Examiner issued a decision of approval subject to eleven conditions (see pages 13-15 of the HE decision). Several conditions of note are:

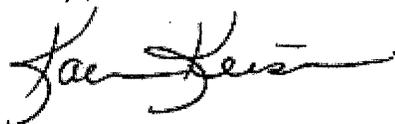
1. Valley Cities shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Valley Cities and the City a minimum of five (5) months prior to the City issuance of the Certificate of Occupancy. Included in this agreement shall be a "return to the city of origin" language. Valley Cities shall not receive a Certificate of Occupancy or final inspections from the City until the agreement has been approved by both parties.
9. All mitigation measures associated with the Mitigated Determination of Nonsignificance are incorporated into the CUP approval.
10. No expansion of the facility (such as adding additional beds) or change in patient profiles (such as treating sex offenders) shall occur without formal revision of the CUP.
11. Within two months following one year after the mental health treatment facility has been operational, the City shall reopen this hearing to determine whether the conditions above mitigate the impacts of the proposal such that the use is not unreasonably incompatible with permitted land uses in surrounding areas. Traffic concerns and the potential need for signalization on Pacific Highway should also be addressed at that time.

Design Review Application: In progress.

Subj: **RE: 081815_Mayors_Meeting_AGENDA.docx**
Date: 8/14/2015 3:09:59 P.M. Pacific Daylight Time
From: Karen.Keiser@leg.wa.gov
To: Tina.Orwall@leg.wa.gov, ktaylor@valleycities.org, DesMnsDave@aol.com,
mkelly@valleycities.org, shandforth-Kome@valleycities.org, Jim.Vollendroff@kingcounty.gov,
Brad.Finegood@kingcounty.gov

No need for me to speak, just listening is probably best for now. Thanks so much for this good work!

Always,



Senator Karen Keiser
Assistant Ranking Member on the Capital Budget
Senate Ways & Means Committee

To receive my weekly Enews, [Click Here](#)

From: Orwall, Rep. Tina
Sent: Friday, August 14, 2015 12:42 PM
To: Ken Taylor <ktaylor@valleycities.org>; DesMnsDave@aol.com; Keiser, Sen. Karen <Karen.Keiser@leg.wa.gov>; Megan Kelly <mkelly@valleycities.org>; Sonia Handforth-Kome <shandforth-Kome@valleycities.org>; Vollendroff, Jim <Jim.Vollendroff@kingcounty.gov>; Brad Finegood <Brad.Finegood@kingcounty.gov>
Subject: RE: 081815_Mayors_Meeting_AGENDA.docx

Nice work, thanks! I'd prefer not be to part of the formal agenda but you can let folks now that I plan to work on the community agreement.

From: Ken Taylor [<mailto:ktaylor@valleycities.org>]
Sent: Friday, August 14, 2015 11:02 AM
To: DesMnsDave@aol.com; Keiser, Sen. Karen; Megan Kelly; Sonia Handforth-Kome; Vollendroff, Jim; Brad Finegood
Cc: Orwall, Rep. Tina
Subject: Re: 081815_Mayors_Meeting_AGENDA.docx

Here are my suggested changes, Tina I don't know whether you and or Karen would like to speak?

I just spoke with Sandy at South King County National Alliance for the Mentally-ill and she would like to speak

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Sunday, August 16, 2015 AOL: DesMnsDave

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Date: 8/14/2015 6:22:02 P.M. Pacific Daylight Time
From: TPiasecki@desmoineswa.gov
To: desmnsdave@aol.com

FYI

Sent from my iPhone

Begin forwarded message:

From: Dale Southwick <DSouthwick@desmoineswa.gov>
Date: August 14, 2015 at 5:37:44 PM PDT
To: Tony Piasecki <TPiasecki@desmoineswa.gov>, Dan Brewer <DBrewer@desmoineswa.gov>, Denise Lathrop <DLathrop@desmoineswa.gov>
Subject: RE: 081815_Mayors_Meeting_AGENDA.docx

I've posted a meeting notice in the News section of the home page and on the public notices page. Both provide a link to a page with the agenda and additional documents.

From: Tony Piasecki
Sent: Friday, August 14, 2015 3:43 PM
To: Dale Southwick <DSouthwick@desmoineswa.gov>; Dan Brewer <DBrewer@desmoineswa.gov>; Denise Lathrop <DLathrop@desmoineswa.gov>
Subject: FW: 081815_Mayors_Meeting_AGENDA.docx

Here is the final agenda for the Mayor's Community meeting next Tuesday. Please post this along with the other material. Thanks.

Tony Piasecki
Des Moines City Manager

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Cc: karen.keiser@leg.wa.gov; mkelly@valleycities.org; shandforth-Kome@valleycities.org; Jim.Vollendroff@kingcounty.gov; Brad.Finegood@kingcounty.gov; tina.orwall@leg.wa.gov; Tony Piasecki <TPiasecki@desmoineswa.gov>; Dave Kaplan <DKaplan@desmoineswa.gov>
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Subj: Fwd: Des Moines Resident on Woodmont Rehab Center
Date: 8/15/2015 10:12:10 A.M. Pacific Daylight Time
From: ehooman@desmoineswa.gov
To: TPiasecki@desmoineswa.gov, DKaplan@desmoineswa.gov, mpina@desmoineswa.gov,
pennington@kcf26.org

Just a heads up that we sent this response out to a citizens request for information relating to the Valley Cities project yesterday. Since then Bonnie has posted the hearing examiner's notes and rulings to the City's website to make it easier for the public to view.

Thanks,
 Ellie Hooman on behalf of Chief Delgado

Sent from my iPhone

Begin forwarded message:

From: George Delgado <GDelgado@desmoineswa.gov>
Date: August 14, 2015 at 4:27:09 PM PDT
To: "'apandjesus@gmail.com'" <apandjesus@gmail.com>
Subject: RE: Des Moines Resident on Woodmont Rehab Center

Hello April,

I am very sorry it took so long to get back to you. As you can imagine it has been very hectic. Thank you for the kind words about the Officers of this Department. It is always good to hear from citizens that have good experiences in their encounters with our staff. I would love to help answer some of your questions as best I am able. Please keep in mind that some of these topics are going to be items that may be better addressed by outside organizations but I will do my best to answer what I can.

1. The new site is extremely close to Woodmont K-8, will there be extra safety protocol in place for the school OR does this fall to FW police as Woodmont is a FW school? This question also extends to the Woodmont library as many children go there... will there be extra patrols in the neighborhood? If there are security concerns for these public agencies, it would be their responsibility to increase security patrols or prepare safety plans at their respective sites.
2. How many cops are currently on staff, per shift? All but one of our 4 patrol teams have 4 Officers and a Sergeant assigned to them, but more often than not we run at 3 Officers and a Sergeant because of injuries, sick leave, vacation time, etc.

There are rumors that Des Moines police are understaffed, is this true or just a case of gossip gone aerie. Again I would like to state that anytime I have had to deal with the Des Moines PD, I've been treated with nothing but respect and have had all my concerns addressed. There are several ways to model police staffing levels. Under some of these models, yes we are running at a very low staffing level. To give you some perspective, we are at the lowest staffing numbers we have seen since 1995. At our largest, in 2009 the Des Moines Police Department employed 45 Commissioned Police Officers and 15 Civilian Support Staff members serving a population of 21, 450 residents. As of today, we employ 31 Commissioned Police Officers and 10 Civilian Support Staff members serving a population of 30,030 residents.

3. How will patients whom are leaving detox early be handled? Will they just be wondering the neighborhood or will there be transportation to another area? This is something that I cannot answer directly for you, but I can refer you to a member of the City

staff in the planning and building department. If you contact Nikole Coleman-Porter at 206-870-6551 or ncoleman@desmoineswa.gov, you can request a copy of the hearing examiner's notes and rulings from when Valley Cities applied for their City building permit. I believe these notes will contain details that will help answer some of these safety plan questions for you.

4. Is there a way to have a community board to work with the police and Valley Cities. Allowing for open communication and hopefully positive relations between the city, Valley and us residences? Yes, absolutely. As long as there is willingness from all parties involved, we are always happy to meet with community groups to discuss how we can serve you more effectively. I will also be in attendance at the planned community meeting on April 18th at Woodmont Elementary School from 7:30pm to 9pm.

A side note here, there has been a lot of talk about our little section of Des Moines, being annexed into FW; I am not sure what this entails or the long haul results, I just thought it should be mentioned. There is no plan regarding any annexations in your area to my knowledge.

I want to assure you that we are highly dedicated to all of the neighborhoods in our community, and will do everything in our power to keep the citizens of Des Moines safe and secure. I continue to affirm my stance on keeping the Des Moines Police Department as open, transparent, and responsive to our citizens concerns as possible.

Sincerely,

George Delgado, Chief of Police

From: apandjesus@gmail.com [mailto:apandjesus@gmail.com]

Sent: Tuesday, August 04, 2015 2:32 PM

To: George Delgado <GDelgado@desmoineswa.gov>

Subject: Des Moines Resident on Woodmont Rehab Center

Good afternoon, Mr. Delgado,

My name is April Chavarria, I live on 14th PLS and 262ND Street in Des Moines. I first want to thank you and your men/and women for all they do for our community. I am writing today in regards to the new rehab Center on Pac HWY. I (as well as my neighbors,) have some concerns on the new site and the safety of our neighborhood.

<!--[if !supportLists]-->1. <!--[endif]-->The new site is extremely close to Woodmont K-8, will there be extra safety protocol in place for the school OR does this fall to FW police as Woodmont is a FW school? This question also exdtends to the Woodmont library as many children go there...will there be extra patrols in the neighborhood?

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A side note here, there has been a lot of talk about our little section of Des Moines, being annexed into FW; I am not sure what this entails or the long haul results, I just thought it should be mentioned.

Thank you for your time and service to our beautiful community,

April Chavarria

Sent from Windows Mail

Subj: Re: Des Moines Resident on Woodmont Rehab Center
Date: 8/15/2015 1:20:42 P.M. Pacific Daylight Time
From: DesMnsDave@aol.com
To: ehooman@desmoineswa.gov, TPiasecki@desmoineswa.gov, DKaplan@desmoineswa.gov,
mpina@desmoineswa.gov, pennington@kcfd26.org

Thanks Ellie. April is who I have been working with on setting up the meeting next Tuesday.

Dave K.

In a message dated 8/15/2015 10:12:10 A.M. Pacific Daylight Time, ehooman@desmoineswa.gov writes:

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Hello April,

I am very sorry it took so long to get back to you. As you can imagine it has been very hectic. Thank you for the kind words about the Officers of this Department. It is always good to hear from citizens that have good experiences in their encounters with our staff. I would love to help answer some of your questions as best I am able. Please keep in mind that some of these topics are going to be items that may be better addressed by outside organizations but I will do my best to answer what I can.

1. The new site is extremely close to Woodmont K-8, will there be extra safety protocol in place for the school OR does this fall to FW police as Woodmont is a FW school? This question also extends to the Woodmont library as many children go there...will there be extra patrols in the neighborhood? If there are security concerns for these public agencies, it would be their responsibility to increase security patrols or prepare safety plans at their respective sites.
2. How many cops are currently on staff, per shift? All but one of our 4 patrol teams have 4 Officers and a Sergeant assigned to them, but more often than not we run at 3 Officers and a Sergeant because of injuries, sick leave, vacation time, etc.

There are rumors that Des Moines police are understaffed, is this true or just a case of gossip gone aerie. Again I would like to state that anytime I have had to deal with the Des Moines PD, I've been treated with nothing but respect and have

had all my concerns addressed. There are several ways to model police staffing levels. Under some of these models, yes we are running at a very low staffing level. To give you some perspective, we are at the lowest staffing numbers we have seen since 1995. At our largest, in 2009 the Des Moines Police Department employed 45 Commissioned Police Officers and 15 Civilian Support Staff members serving a population of 21,450 residents. As of today, we employ 31 Commissioned Police Officers and 10 Civilian Support Staff members serving a population of 30,030 residents.

3. How will patients whom are leaving detox early be handled? Will they just be wondering the neighborhood or will there be transportation to another area? This is something that I cannot answer directly for you, but I can refer you to a member of the City staff in the planning and building department. If you contact Nikole Coleman-Porter at 206-870-6551 or ncoleman@desmoineswa.gov, you can request a copy of the hearing examiner's notes and rulings from when Valley Cities applied for their City building permit. I believe these notes will contain details that will help answer some of these safety plan questions for you.

4. Is there a way to have a community board to work with the police and Valley Cities. Allowing for open communication and hopefully positive relations between the city, Valley and us residences? Yes, absolutely. As long as there is willingness from all parties involved, we are always happy to meet with community groups to discuss how we can serve you more effectively. I will also be in attendance at the planned community meeting on April 18th at Woodmont Elementary School from 7:30pm to 9pm.

A side note here, there has been a lot of talk about our little section of Des Moines, being annexed into FW; I am not sure what this entails or the long haul results, I just thought it should be mentioned. There is no plan regarding any annexations in your area to my knowledge.

I want to assure you that we are highly dedicated to all of the neighborhoods in our community, and will do everything in our power to keep the citizens of Des Moines safe and secure. I continue to affirm my stance on keeping the Des Moines Police Department as open, transparent, and responsive to our citizens concerns as possible.

Sincerely,

George Delgado, Chief of Police

From: apandjesus@gmail.com [mailto:apandjesus@gmail.com]

Sent: Tuesday, August 04, 2015 2:32 PM

To: George Delgado <GDelgado@desmoineswa.gov>

Subject: Des Moines Resident on Woodmont Rehab Center

Good afternoon, Mr. Delgado,

My name is April Chavarria, I live on 14th PLS and 262ND Street in

Des Moines. I first want to thank you and your men/and women for all they do for our community. I am writing today in regards to the new rehab Center on Pac HWY. I (as well as my neighbors,) have some concerns on the new site and the safety of our neighborhood.

- <!--[if !supportLists]-->1. <!--[endif]-->The new site is extremely close to Woodmont K-8, will there be extra safety protocol in place for the school OR does this fall to FW police as Woodmont is a FW school? This question also extends to the Woodmont library as many children go there...will there be extra patrols in the neighborhood?
- <!--[if !supportLists]-->2. <!--[endif]-->How many cops are currently on staff, per shift? There are rumors that Des Moines police are understaffed, is this true or just a case of gossip gone aerie. Again I would like to state that anytime I have had to deal with the Des Moines PD, I've been treated with nothing but respect and have had all my concerns addressed.
- <!--[if !supportLists]-->3. <!--[endif]-->How will patients whom are leaving detox early be handled? Will they just be wondering the neighborhood or will there be transportation to another area?
- <!--[if !supportLists]-->4. <!--[endif]-->Is there away to have a community board to work with the police and Valley Cities. Allowing for open communication and hopefully positive relations between the city, Valley and us residences?

A side note here, there has been a lot of talk about our little section of Des Moines, being annexed into FW; I am not sure what this entails or the long haul results, I just thought it should be mentioned.

Thank you for your time and service to our beautiful community,

April Chavarria

Sent from Windows Mail