

Appendix A -- Zoom transcript. The transcript is computer generated and only approximately accurate. A recording of the hearing is available at City Hall.

1

00:00:01.690 --> 00:00:13.190

Examiner Olbrechts: Perfect. Okay, let me get the recorder on my end going. Always good to have a backup. Good morning, everybody. Welcome to our hearing today. For the record, it is August 10th, 2026, 10 o'clock a.m.

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00:00:13.210 --> 00:00:15.860

Examiner Olbrechts: I'm Phil Olbrechts Hearing Examiner for

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00:00:15.860 --> 00:00:37.539

Examiner Olbrechts: The City of Sumner, and this morning we are holding a hearing on a conditional use permit application, CUP 2026-0001. The application is for an outpatient drug and alcohol treatment facility. The hearing format is... we'll start off with a presentation from staff to give us an overview of what the project is about. That would be

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00:00:37.710 --> 00:00:50.849

Examiner Olbrechts: Mr. Braden Shannon will give us the overview, I believe. After he's done then, we'll move on to applicant comments, if they want to make any, and applicants, you don't have to, but that would be your chance after Mr. Shannon is done with his comments.

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00:00:50.850 --> 00:01:00.489

Examiner Olbrechts: And then we'll move on to the purpose of the hearing, which is, public comment, and Mr. Shannon, do we have any people in the meeting room today as members of the public?

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00:01:00.490 --> 00:01:05.550

City of Sumner: I do not believe so. Nobody in person, and I don't think there's anyone virtual.

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00:01:05.550 --> 00:01:21.890

Examiner Olbrechts: Okay, well, that's a pretty good turnout if you're the applicant for an outpatient clinic conditional use permit application. I've had one out in the city of Squim that drew an organization of 2,000 residents, so this one seems to be a little quieter than that one, anyway.

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00:01:21.890 --> 00:01:38.450

Examiner Olbrechts: So, after public comments, if we get any, we'll go back to Mr. Shannon to answer any questions that were raised, if any, and then applicants, you get final word to present final rebuttal evidence and concluding comments if you want, and then I get 10 business days to issue a final decision, so...

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00:01:38.450 --> 00:01:50.089

Examiner Olbrechts: Pretty straightforward process, not too complicated, especially in an empty meeting room. By state law, I'm only allowed to consider evidence that's put in the record, that way the applicants and the public all know

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00:01:50.090 --> 00:02:09.469

Examiner Olbrechts: exactly what information is being used to come up with the final decision and application of the permit review criteria. And I'm gonna share my screen. Actually, I don't know if you'll be

able to see it up there. Well, I don't need to. I don't need to share screens, we just have the applicants. I just wanted to share the exhibit list on the staff report. It's on the last

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00:02:09.590 --> 00:02:32.530

Examiner Olbrechts: page of the staff report composed of the staff report, the CUP application, criteria cover letter, we have floor and site plans and operations plan, a transportation and services memo, and then the notices that were involved, the zoning, and we had two public comments. And that's it, Exhibits A through J. Does anyone need to see any of those documents or have any objection to their entry in the record?

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00:02:32.530 --> 00:02:38.909

Examiner Olbrechts: If you're participating virtually, just click on the raise hand button on your screen, and if you're in the meeting room, just wave your real hand.

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00:02:38.910 --> 00:02:50.029

Examiner Olbrechts: Not seeing any takers there, so I'll go ahead and admit the staff report, exhibits A through J. So with that, Mr. Shannon, let me swear you in. Just raise your right hand. Do you swear affirm to tell the truth, nothing but the truth, in this proceeding?

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00:02:50.430 --> 00:02:51.129

City of Sumner: I do swear.

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00:02:51.130 --> 00:02:52.630

Examiner Olbrechts: Okay, great, go ahead.

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00:02:53.090 --> 00:03:06.209

City of Sumner: All right, thank you, Hearing Examiner. I might repeat some of this from my statement, but I do want to note this meeting's hybrid, and there will be time for public comments for people attending online. We do have virtual sign-in.

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00:03:06.260 --> 00:03:13.379

City of Sumner: To be added as a party record, I will display this again at the end of the meeting for anyone in attendance who wishes to be added.

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00:03:13.450 --> 00:03:16.419

City of Sumner: For the proposal, this project, let me...

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00:03:16.680 --> 00:03:21.310

City of Sumner: See if I can get over to a... Good screen.

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00:03:22.950 --> 00:03:37.579

City of Sumner: for the sharing. This project is for an outpatient drug and alcohol treatment center, which meets the definition of an outpatient behavioral health facility within two existing buildings, totaling a combined square footage of 4,864 square feet.

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00:03:37.580 --> 00:03:43.090

City of Sumner: The location of the site is 1230 and 1310 Friar Ave.

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00:03:43.160 --> 00:03:47.379
City of Sumner: And... Let me see, I'm gonna try to screen share.

23
00:03:47.940 --> 00:03:52.590
City of Sumner: this screen... just 4.

24
00:03:53.690 --> 00:04:04.980
City of Sumner: better visuals as I go. I think it's... could be updated? There we go. The site's north of Main Street and Traffic Avenue intersection, and is adjacent to the Friar Flats building.

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00:04:04.980 --> 00:04:15.240
City of Sumner: And directly east of the White River. Can't really see the Friar Flats there. This is old imagery, but it is there now. The site zoned town center within the Riverfront District.

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00:04:15.270 --> 00:04:28.399
City of Sumner: The proposal itself intends to utilize the existing structures and is not proposing any major structural or site changes beyond building permits to establish signage and other minor details.

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00:04:28.400 --> 00:04:39.130
City of Sumner: The use as proposed would be operating during the daytime hours of 8am to 5pm from Monday to Saturday. It would not host overnight stays or after-hours operations.

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00:04:39.240 --> 00:04:56.149
City of Sumner: The proposed use must meet two different criteria sections prior to permitting. These are for a conditional use permit to allow the use and siting... and also siting requirement developments that meet the definition of an outpatient behavioral facility must meet to demonstrate a location as appropriate.

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00:04:56.260 --> 00:05:15.979
City of Sumner: A conditional use permit criteria includes demonstration use will not be detrimental or injurious to the district in which it's located, indication of meeting performance standards, compatibility with surrounding land uses, alignment with the goals and policies of the Comprehensive plan, and that all measures have been taken to minimize possible adverse effects.

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00:05:15.980 --> 00:05:19.619
City of Sumner: For the siting requirements, for the location.

31
00:05:19.620 --> 00:05:28.880
City of Sumner: This includes proximity to social, transportation and other services, submittal of a detailed operations plan, proof of licensing, and zoning consistency.

32
00:05:29.030 --> 00:05:48.269
City of Sumner: The condition that is proposed by staff for this project is that prior to issuance of the certificate of occupancy, it shall be demonstrated that the development is licensed by the appropriate status authority as required in the siting criteria. Staff feels the applicant with the recommended condition has met the criteria to grant a conditional use permit.

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00:05:48.420 --> 00:05:51.390
City of Sumner: This concludes staff's presentation.

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00:05:51.840 --> 00:06:07.520
Examiner Olbrechts: Okay, yeah, pretty straightforward. In a lot of these essential public facility applications, I'm used to seeing criteria that require an alternative sites analysis, and just to confirm, I guess that's not required for this kind of project in Sumner, is that correct?

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00:06:07.670 --> 00:06:13.920
City of Sumner: I do not believe so for these outpatient behavioral health. I believe our essential public facilities and different

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00:06:14.190 --> 00:06:15.749
City of Sumner: A different category requires.

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00:06:15.750 --> 00:06:28.479
Examiner Olbrechts: Oh, I see. Oh, okay, okay, so some of you are part of that, some you don't. That makes sense, yeah, for something this small. Okay, thanks, Mr. Shannon. Great presentation. Let's move on to applicants. Applicants, do you want to add anything? If you do, I'll have to swear you in.

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00:06:28.480 --> 00:06:32.799
City of Sumner: Yes, sir, I would love to make a statement if I'm okay with that. Okay, yeah, just...

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00:06:32.800 --> 00:06:36.599
Examiner Olbrechts: I raise your right hand, do you swear affirm to tell the truth? I think but the truth in this proceeding?

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00:06:36.600 --> 00:06:37.290
City of Sumner: I do.

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00:06:37.290 --> 00:06:39.800
Examiner Olbrechts: Answer, what's your name for the, the hearing?

42
00:06:39.800 --> 00:06:43.580
City of Sumner: My name is Michael Hellickson, I'm the building owner at the site.

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00:06:43.580 --> 00:06:45.649
Examiner Olbrechts: Okay, alright, great. Go ahead, Mr. Ellickson.

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00:06:45.650 --> 00:07:04.760
City of Sumner: Awesome. So my name is Michael Huxon, I'm the owner, at 1230 and 1310 Friar Avenue. We appreciate the time the City staff has spent reviewing the application. We agree with the staff report and respectfully ask that the hearing Examiner adopts its findings to approve CUP 2026-0001.

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00:07:04.760 --> 00:07:09.959

City of Sumner: Including the pro's condition requiring appropriate state licensing before occupancy.

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00:07:10.540 --> 00:07:28.759

City of Sumner: I want to emphasize that this is an outpatient clinical treatment facility. There are no residents and no overnight stays. Patients attend scheduled treatment during normal daytime hours, and then return home to their approved living arrangements. There's no proposed opioid treatment program, there are no proposed exterior changes to the building.

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00:07:28.760 --> 00:07:36.009

City of Sumner: The city has determined that the use is functionally similar to a clinical office that is compatible with the surrounding area.

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00:07:36.220 --> 00:07:50.360

City of Sumner: And that our existing 26 parking spaces substantially exceeds the approximately 12 spaces required. We also intend to be a very responsible neighbor. We have procedures for controlled check-in and check-out, parking, safety, discharge planning.

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00:07:50.360 --> 00:08:00.410

City of Sumner: Communication with neighboring businesses and residents, and if a legitimate operational concern arises, we intend to address it promptly, and with the help of city staff.

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00:08:00.500 --> 00:08:12.550

City of Sumner: To ensure compliance. We believe that the proposal satisfies the City's criteria, serves an important community need, and is an appropriate use of these facilities, so we request, we respectfully request approval.

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00:08:13.120 --> 00:08:24.579

Examiner Olbrechts: Okay, sounds great. Now, you know, with the clinics I've reviewed, I've done a few of them, you know, they involve methadone, and so I take it when you say no opioid treatment, that means no methadone treatment?

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00:08:25.030 --> 00:08:25.660

City of Sumner: Nope.

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00:08:26.260 --> 00:08:30.290

City of Sumner: Can I have... can I have... can Danny comment on that? He's the operator?

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00:08:30.290 --> 00:08:35.649

Examiner Olbrechts: Oh, okay, sure, yeah. Sarah, let me swear you in. Do you, swear, affirm, tell the truth, know nothing about the truth in this proceeding?

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00:08:35.890 --> 00:08:36.650

City of Sumner: Yes, sir.

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00:08:36.650 --> 00:08:38.199

Examiner Olbrechts: And what was your name again for the record?

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00:08:38.200 --> 00:08:42.150

City of Sumner: My name's Danny Dietrich, I'm the CEO of Anchor Behavioral Health.

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00:08:42.159 --> 00:08:43.809

Examiner Olbrechts: Okay, alright, go ahead.

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00:08:43.809 --> 00:08:52.099

City of Sumner: And, you know, we would support MAT, not methadone. We're recovery-based. We're more of a 12-step

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00:08:52.289 --> 00:08:54.869

City of Sumner: We believe in absence.

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00:08:55.349 --> 00:08:59.279

City of Sumner: Type of thing. We won't be giving out medication at the facility.

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00:08:59.280 --> 00:09:00.300

Examiner Olbrechts: Oh, okay.

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00:09:01.240 --> 00:09:06.569

City of Sumner: But we, for us, we don't, we don't do anything with methanol.

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00:09:06.570 --> 00:09:22.639

Examiner Olbrechts: Oh, okay, okay, yeah, because I think the, you know, the articles presented in the other hearings I've had dealt with, like, regional methadone clinics in places like Chicago and Los Angeles, where you'd have these long lines of people waiting to get their treatment, and that kind of created an outdoor

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00:09:22.640 --> 00:09:35.290

Examiner Olbrechts: culture that the neighbors had problems with, and I... so I might take it to understand you don't anticipate you're going to have any lines outside, or people just hanging out outside of the facility for long periods of time, is that correct?

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00:09:35.700 --> 00:09:42.289

City of Sumner: Yes, sir. We don't see any... any issues with that. You know, people early in recovery might...

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00:09:42.400 --> 00:10:02.309

City of Sumner: might smoke, there might be a smoking area, or a vaping area, that type of thing, but we always keep it, because those are the only complaints we've ever really had, is like, maybe there's too much trash or loading, or... and we've always... we've always been really good to be in front of that. I have,

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00:10:02.860 --> 00:10:08.300

City of Sumner: really big facilities in New Mexico, and our neighbors love us. I have a lot of neighbors, so I would...

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00:10:08.550 --> 00:10:16.800

City of Sumner: that would also, you know, say that what they're doing is good for the community. But yeah, we're very good neighbors.

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00:10:16.940 --> 00:10:20.970

Examiner Olbrechts: Oh, okay. So how many other facilities do... are you operating?

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00:10:21.070 --> 00:10:25.360

City of Sumner: So I, currently, I have 4. Okay.

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00:10:25.780 --> 00:10:29.970

Examiner Olbrechts: And are they all kind of a similar treatment program you're offering here?

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00:10:29.970 --> 00:10:38.990

City of Sumner: Yeah, recovery-based. Okay. So, I'm... I'm sober almost 13 years, I haven't had nicotine in 12 and a half years, I haven't,

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00:10:39.040 --> 00:10:49.900

City of Sumner: cussed in 4 years. All this came from the treatment center that I went through that taught me how to be a better person. And so, essentially, what I'm trying to do is... is...

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00:10:49.930 --> 00:11:03.139

City of Sumner: is pay that forward the best way I can. And we do our best to really take care of people, look out for our community. Client care is number one, staff care is extremely important to us.

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00:11:04.470 --> 00:11:16.740

Examiner Olbrechts: Okay, that sounds great. And so the other four facilities, then, you haven't had problems with, other than the, you know, smoking, which can be associated with any facility, you don't have problems with people just hanging around there for long periods of time?

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00:11:16.740 --> 00:11:17.620

City of Sumner: Blindsay.

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00:11:17.620 --> 00:11:18.919

Examiner Olbrechts: Nothing like that.

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00:11:18.920 --> 00:11:21.759

City of Sumner: And I've had minimal problems with this smoking, too.

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00:11:21.760 --> 00:11:22.190

Examiner Olbrechts: Yeah.

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00:11:22.190 --> 00:11:25.540
City of Sumner: You know, and, and, you know, I've, I've...

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00:11:25.810 --> 00:11:38.519
City of Sumner: made appropriate, things if any of the neighbors have complaints. I'm always... it's really easy to communicate with me, and I'm always willing to meet anybody where they're at and try to make it better for them.

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00:11:38.990 --> 00:11:46.020
Examiner Olbrechts: And this facility is... is it... how does it compare in size to your other facilities? Kind of about the same, or smaller, or what?

84
00:11:46.150 --> 00:11:58.170
City of Sumner: It's, kind of the same as the one in Las Cruces. It would be similar to that one. And in Las Cruces, we give, you know, zero complaints from the neighbors. And in Las Cruces, we're on,

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00:11:58.280 --> 00:12:02.280
City of Sumner: 414 North Main Street, which is... we're right on the main street.

86
00:12:02.280 --> 00:12:02.899
Examiner Olbrechts: Oh, wow.

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00:12:02.900 --> 00:12:14.870
City of Sumner: with neighbors that are, you know, not a very big town, too, so if you can imagine being on, you know, right here on Main Street, our center, and our neighbors truly do

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00:12:15.010 --> 00:12:26.609
City of Sumner: you know, they do love us, because we... we're always... we pick up trash, we would do anything to help a neighbor, you know? And usually, you know, sometimes

89
00:12:26.740 --> 00:12:36.799
City of Sumner: when you see a treatment center coming into town, you're like, it's almost like, you know, what is that going to be like? You know, how are they gonna act? And I have to say that

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00:12:37.070 --> 00:12:41.399
City of Sumner: When we do move into places, people end up liking us, because

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00:12:41.790 --> 00:12:46.599
City of Sumner: We do shock them with how, you know, how good we are, how well behaved we are.

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00:12:46.730 --> 00:12:56.789
Examiner Olbrechts: Okay, sounds great, thank you. Alright then, well, I guess let's take our stab at public comment, first, and Mr. Shannon, I take it still nobody in the meeting room, is that right?

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00:12:56.790 --> 00:12:57.570

City of Sumner: No, sir.

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00:12:57.570 --> 00:13:08.509

Examiner Olbrechts: Okay, and then, virtually, any virtual takers, if anyone out there is participating virtually and wants to say something, just click on the, raise hand button at the bottom of your screen, and then we'll

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00:13:08.610 --> 00:13:12.630

Examiner Olbrechts: Call on you and make sure that you can get in. Any takers out there?

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00:13:12.780 --> 00:13:20.000

Examiner Olbrechts: All right, not seeing any, so I guess, back to staff, Mr. Shannon, any rebuttal comments in light of what the applicant added?

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00:13:20.190 --> 00:13:21.999

City of Sumner: I do not have any additional comments.

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00:13:22.000 --> 00:13:26.759

Examiner Olbrechts: Okay, so the applicant at this point has nothing to respond to, so I can go ahead and

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00:13:26.760 --> 00:13:44.590

Examiner Olbrechts: close the hearing, and like I said, yeah, it's great for these... the applicants of these outpatient treatment projects when there's no members of the public there, but it looks like this is a really responsibly operated facility, and it's in a great location, too. I mean, there aren't any residences really close by, except across the river, so...

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00:13:44.590 --> 00:13:55.530

Examiner Olbrechts: Ideal location, ideal operator, I think it should be a fairly easy approval, and we'll get that out in the next couple weeks. So, thanks all for participating today, and have a great rest of the day. We're adjourned.

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00:13:55.920 --> 00:13:57.960

City of Sumner: Thank you. Thank you very much, Seth.

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00:13:59.050 --> 00:14:02.620

City of Sumner: Thank you. Yeah, seriously, Braden. Oh, yeah. I couldn't have done this without you, man.