



CITY OF OREGON CITY PLANNING COMMISSION MINUTES

Monday, August 9, 2021 at 7:00 PM

CALL TO ORDER

Chair Schlagenhauer called the meeting to order at 7:00 PM.

Present: 5 - Chair Dirk Schlagenhauer, Commissioner Mike Mitchell, Commissioner Patti Gage, Commissioner Daphne Wuest, and Commissioner Christopher Staggs

Absent: 1 - Commissioner Gregory Stoll

Staffers: 3 - Community Development Director Laura Terway, Assistant Planner Diliانا Vassileva, and City Attorney Carrie Richter

PUBLIC COMMENT

None

PUBLIC HEARING

1. GLUA-21-00019/CU-21-00002: The Father's Heart Street Ministry Conditional Use Permit for Warming Shelter

Chair Schlagenhauer opened the public hearing and read the hearing statement. He asked if any Commissioner had conflicts of interest, ex parte contacts, bias, or any other statements to declare including a visit to the site. Commissioner Wuest was a resident of the McLoughlin neighborhood. Commissioner Mitchell visited the site and noted there were homes close by. Commissioner Gage visited the site and noticed the proximity to the park and homes. Commissioner Staggs knew where the site was and had visited previously. Chair Schlagenhauer visited the site and also noticed the nearby homes.

Diliana Vassileva, Assistant Planner, presented the staff report. She described the subject site, applicant's proposal, scope of review, applicable criteria, staff's response to public comments, and additional comments received. Staff recommended approval with conditions.

Carrie Richter, City Attorney, explained recent state legislation for shelters through HB 2006. It was a separate process that was not before the Planning Commission. They had to move forward with this application. She explained the narrow scope of the review was on the Conditional Use criteria for a warming shelter only. She described the process if the Planning Commission approved or denied the application.

There was discussion regarding the good neighbor agreement and reasons to revoke the Conditional Use.

Marty Gant, President of Father's Heart, explained how they served the homeless in the City and the organizations that they partnered with. The warming shelter was needed for at risk individuals when temperatures were cold. They were saving lives and had been operating as a warming shelter since 2009. They worked with other agencies when they reached capacity.

There was discussion regarding criteria for guests and rules for the shelter, answering the phones at night if neighbors called, 10 PM curfew, advertising when the shelter would be open, and how Father's Heart had no authority over a client once they left the property.

Dan Fowler, resident of West Linn, thought they had met the criteria for a warming shelter and encouraged the Commission to approve the application. Having a shelter was a way to know the homeless and better meet their needs. Churches and non-profits should be allowed to have cooling and warming shelters.

Jessica Murray, resident of Oregon City, discussed the impact to the neighborhood. She thought the question about the suitability of the location was part of the criteria.

Kevin Dahlgren, resident of Portland, discussed his role as a homeless consultant who worked with Father's Heart. He was in support of the shelter.

Mary Robles, resident of Vancouver, WA, told her story of how she was a product of the Father's Heart ministry. She asked that the Commission support the application.

Allison Foster, resident of West Linn, discussed the actions of Father's Heart guests outside of the shelter setting. She did not think people were being helped and the neighborhood was suffering. She urged the Commission to deny the application.

Richard Keiser, resident of Oregon City, discussed the location of Father's Heart and negative impact to the neighborhood. He did not think they should increase the problem by adding a warming shelter.

Clint Nicholson, resident of Oregon City, was in opposition to the application. Management of Father's Heart had not communicated with neighbors. He refuted the applicant's response regarding neighborhood concerns and how the applicant stated some standards did not apply because it was an existing use.

Sharon Nicholson, resident of Oregon City, discussed the significant impact of Father's Heart to the neighborhood. This facility was not in the right location and approving a warming shelter would increase the issue.

Colin Murray, resident of Oregon City, expressed concerns of the immediate neighbors and the issues they had experienced with the temporary warming shelter.

Amy Haw, resident of Oregon City, discussed how her family had been directly affected by the temporary warming shelter. The Police Department was understaffed and Father's Heart was not equipped to provide the services needed. The neighbors had not seen the Good Neighbor Agreement and she was concerned about capacity and Covid mandates.

Monica Wright, resident of Oregon City, was concerned about the location and that a permanent warming shelter would alter the character of the surrounding area. Neighborhood complaints had been ignored and behaviors had gone unchecked. She asked for denial of the application.

Max White, resident of Oregon City, was concerned about the effects of the permanent warming shelter to the neighborhood. There were many children in the neighborhood and he was also concerned about safety.

Amanda Alwine, resident of Oregon City, said there was a neighborhood petition opposing the application. The current location was impacting the neighborhood and downtown. She read comments from neighbors.

Jay Pierce, resident of Oregon City, thought the application did not meet the code. There were direct negative impacts to the neighborhood and Father's Heart employees were not trained to deal with the issues, especially with an added warming shelter. He asked that the application be denied.

Terri Poppino, resident of Oregon City, gave an example of a homeless person in the neighborhood with no one to help her because Father's Heart was closed. She did not think they were following the Good Neighbor Agreement and the neighborhood had not participated in its creation.

Crystal Bassler, resident of Portland, shared the story of how Father's Heart helped change her life. She was now a case manager at Father's Heart and helped others the way she had been helped.

Diane Kintz, resident of Clackamas, volunteered at Father's Heart. She thought behaviors were addressed and that Covid had challenged their ability to serve this population. The warming shelter was needed.

Ed Reboff, resident of Clackamas, explained how Father's Heart helped him and how he had used their warming shelter in the past. Clients were limited in the amount of time they could be there before it opened and had to leave the area when it closed. It had saved his life.

Trevor Deport, resident of Gladstone, had learned from Father's Heart how to run a night shelter. He thought they kept their people under control.

Steven Morris, resident of Oregon City, was concerned about Father's Heart expanding services that would increase homeless traffic in the community. There was already impact on the neighborhood and he thought the application should be denied. They had heard

nothing about the Good Neighbor Agreement and he thought it should be in place before anything was approved.

Shawn Goodlow, resident of Happy Valley, discussed his story of how Father's Heart had helped him. There were no easy answers to solving the homeless problem, but it would not go away.

Heidi McKay, resident of Oregon City, discussed the livability and safety in the neighborhood which had continued to go down due to Father's Heart. She did not think this was the right location.

Kristina Lugo, resident of Oregon City, thought the City needed to take steps to deal with the homeless issue. The homeless had a right to the opportunity to make their lives better, and Father's Heart gave them that opportunity.

Patti Clar, resident of Oregon City, said the conditional use was for the night warming shelter only. This was a humanitarian need and there was no cost to the City for providing this needed emergency service. She proposed that the application fee be waived or reduced in recognition of the service this non-profit provided.

John Cantosh, resident of Oregon City, thought the facility needed to be sited in a different location. He suggested the City help Father's Heart with a low rent lease on an appropriate property.

Mr. Gant provided rebuttal. They had not intended to cause any neighbors harm. They had applied for this conditional use at the urging of the City Commission and because it was an emergency need. They had rules and a process and they were willing to look at a different location. He was open to community dialogue. They were saving lives and getting people off the streets. They needed to continue with that mission.

There was discussion regarding an on-call number when the facility was closed and continuing the hearing for the applicant to meet with the neighbors to work through the Good Neighbor Agreement.

Mr. Gant clarified they did not have the capacity to expand the current facility.

Chair Schlagenhauer closed the public hearing.

Chair Schlagenhauer suggested adding a condition for accountability on the Good Neighbor Agreement.

Commissioner Wuest thought there should be quarterly community meetings instead of once per year.

A motion was made by Commissioner Mitchell, seconded by Commissioner Staggs to continue the meeting past 10 p.m. The motion carried by the following vote:

Aye: 5 - Chair Dirk Schlagenhauer, Commissioner Mike Mitchell, Commissioner Christopher Staggs, Commissioner Patti Gage, and Commissioner Daphne Wuest

Commissioner Staggs thought they should clarify the reasons the conditional use could be revoked. He noted the building would have to be used in the proper way according to City code.

Commissioner Mitchell said Father's Heart had no control over clients once they left the property. That was where the issues for the neighborhood began. He did not think they could get there with conditions. He did not think the conditional use met the criteria for suitable location and that it substantially limited and impaired the normal use of the surrounding properties.

There was further discussion regarding changes to the conditions. There was consensus that a neighborhood meeting would occur prior to the first night of operation of the warming shelter every year and another meeting after the winter season was over every year.

A motion was made by Commissioner Staggs, seconded by Commissioner Gage, to recommend approval of GLUA-21-00019/CU-21-00002: The Father's Heart Street Ministry Conditional Use Permit for a Warming Shelter with the amended conditions. The motion carried by the following vote:

Aye: 4 - Chair Dirk Schlagenhauser, Commissioner Christopher Staggs, Commissioner Patti Gage, and Commissioner Daphne Wuest

Nay: 1 - Commissioner Mike Mitchell

MINUTES

A motion was made by Commissioner Mitchell, seconded by Commissioner Wuest, to approve the May 10, 2021 minutes. The motion carried by the following vote:

Aye: 5 - Chair Dirk Schlagenhauser, Commissioner Mike Mitchell, Commissioner Christopher Staggs, Commissioner Patti Gage, and Commissioner Daphne Wuest

COMMUNICATIONS

Commissioner Mitchell suggested when items were continued and an updated staff report was done, that it be noted which items were added or revised.

ADJOURNMENT

Chair Schlagenhauser adjourned the meeting at 10:47 PM.