

## **CITY PLANNING COMMISSION MEETING BRIEF**

**Tuesday, July 18<sup>th</sup>, 2017**

Full audio is available on the City Web site [www.Cityofprineville.com](http://www.Cityofprineville.com)

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**Commission Members Present:** Marty Bailey, Bob Orlando, Ron Cholin, Priscilla Smith, Kim Kambak, Corey Engstrom

**Commission Members Not Present:** None

**Staff Present:** Phil Stenbeck (Planning Director), Joshua Smith (Senior Planner)

**Provided Testimony:** Ken Fahlgren, Greg Sanders, Mike Wilson, BreAnne Dyas, Teddy Hussey, Kelly Thrasher, Sandra Thrasher, Rick Claudson, John Gray, Ken Black, Terrie Black, Josh Hanson, Todd Kents

### **Regular Meeting (6:30)**

**CALL TO ORDER:** The Planning Commission Chair called the Commission to order.

### **PUBLIC HEARING:**

**A. Cu-2017-105** for a Men's Homeless Shelter.

**Staff:** Staff entered two new documents into the record. One was a revised site plan and the other was an opposition e-mail sent to the City Council. Staff gave a brief presentation of the proposal. The presentation provided aerial views of the proposed property, onsite pictures and both submitted site plans with recommended conditions. At the end of the presentation staff addressed the questions in the opposition letter and ended with the fact that many other sites were considered, including the preferred site of the old Les Schwab office buildings. The Commission asked if this was the only opposition letter received and staff acknowledged that it was. The Commission also asked about the other shelter located at the Nazarene Church. Staff acknowledged that there is a shelter at the Nazarene Church but that it was for women and children only. No other comments were received from City, County, State or Federal agencies.

**Applicant:** Ken Fahlgren a representative of the applicant explained the reason for the shelter and the benefit to the community. He explained the basic function of the shelter and expressed the desire to make this an asset to the community not an eyesore. He also explained that of those who do transition from jail, in three years 80% end up back in jail without the shelter. After public comment, Greg Sanders of Redemption House Ministries (who would manage the shelter), addressed the public concerns. He explained the rules of the shelter including the check in and check out procedures and their no drug and alcohol policy. He acknowledged that all types of people may use the facility so long as they follow their rules. He stated that he could discourage people from entering Studebaker drive and would not allow loitering on the property; however, there are limits to his jurisdiction and he cannot violate people's civil liberties. He explained how the shelter would be staffed and the difference between an emergency shelter and transitional shelter. Greg approximated that in the old shelter about 20% were coming out of jail, he also stated that with the transitional housing they have about 60% success rate of getting people out of their situation. He explained the need in the community and how a shelter can actually help with the concerns of the public by giving people a place to go to get back on their feet with counseling and potential job programs. The Commission asked many questions about how the shelter would function, how it would be funded, the type of people that seek shelter, what is the homeless population, how they would deal with mental illness, trespassing and loitering.

**Public Comment in support:** President of Redemption Ministries Mike Wilson explained the need for the shelter to provide a safe space to get people back on their feet and into the programs that help them move forward with their lives. He commented that there will be all types of people and circumstances that bring people to the shelter, but he believes this is the best solution right now to address the myriad of challenges that these people are facing.

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**Public Comment in Opposition:** Eight people spoke in opposition to the application and two had general questions. The primary concern of these citizens was sheltering people that have been in jail. They were also concerned that this facility would increase drug use and theft in the area as well as concerns with sheltering sex offenders. They understood that the area is zoned commercial but that the neighborhood behind the proposed shelter (Studebaker Drive) is functioning as a residential neighborhood. They spoke about issues they currently have in the neighborhood with homeless people and drug use especially from the trailer park along Madras Hwy. They are concerned with what people do when they are not in the shelter and whether they will be walking through their neighborhood or loitering. A few of the people in opposition also expressed understanding of the need of the facility somewhere in the community and commended the people who work in this field.

**Commission Deliberations:** During deliberations Planning Commissioners made several comments about the application.

- A Commissioner stated that they felt the application was reasonable and had mentioned earlier that people leaving jail have done their time and paid their debt and this is not meant to be a prison.
- A Commissioner mentioned that they understood people's trepidation but that in their experience not all homeless people are criminals and not everyone who needs help is going to harm other people. They also mentioned that they knew a family that befitted from Redemption house and have been successful.
- A Commissioner spoke to the concerns of the public but really doesn't know if the community would be safer without this facility. The Commissioner mentioned not feeling safe at her home along the bike path and stated that a part of them would feel safer knowing that some of those individuals would have a place to go. They mentioned that they wished there were a perfect place but doesn't think there is one that wouldn't effect someone.
- A Commissioner asked Staff if complaints are made what is the recourse for enforcement. Staff explained that through this process the Commission can place conditions on the project that would require a review of the application by the Planning Commission if violated.
- A Commissioner asked staff if they could add a condition that would exclude sex offenders. Staff did not think that would be legal stating the idea that the individual had served their time.
- The Commissioners discussed multiple aspects of the proposed site obscuring fence, from how it is defined to what the purpose was.
- A Commissioner mentioned that they are comfortable with the policies of Redemption House Ministries and a discussion ensued about how to integrate them into the conditions.
  - Items such as on site staff and fencing are already part of the conditions
  - Having set times that the facility allows people to leave and enter was mentioned but also may hinder the management of the facility.
  - Only allowing people to leave toward town was mentioned but also discouraged as a condition because they may have a valid reason to walk the other way and it would be difficult to manage and prove that any problem was caused by the shelter.
  - Preventing trespass was mentioned but also discouraged as a condition because trespass is already illegal and difficult to prove that it is the fault of the shelter.

**Decision:** Kim Kambak made a motion to continue the hearing to August 1<sup>st</sup> to review additional conditions that may mitigate some concerns. Bob Orlando seconded the motion and the motion passed with 5 in favor and 1 opposed.

### **Planning Commission Matters:**

**A. Discussion of modular homes.** The Planning Commission had a guest, William Sagona that has started a new company and want to explain his housing concept and get a feel for how receptive Prineville may be to this concept.

**B. Discussion of Crooked River Brewery (CRB) approval.** Staff was approached by a neighboring property of Crooked River Brewery with an access and property dispute. In the process it was discovered that the outdoor seating area for CRB is much larger than approved and no ADA parking has been established. It was determined that the two owners would be scheduled on the August 1<sup>st</sup> meeting to make their case to the Planning Commission.

**C. Site Visit.** The Commission set up a site visit for a potential subdivision on Monday July 24<sup>th</sup>. The Commission will meet at City Hall at 5:30 P.M. and caravan to the site.

**Director's Report:** The Planning Director updated the Commission about the new jail, Ochoco school conversion and Tom McCall intersection.

**Meeting Adjourned: 9:18 P.M.**