



City of McMinnville
Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

McMinnville Homelessness Subcommittee
200 NE 2nd Street, Executive Conference Room
Monday, April 10, 2017
4:00 PM

Subcommittee Members	Time	Agenda Items
Remy Drabkin, Chair	4:00 PM	1. Call to Order/Introductions
Mark Carlson	4:05 PM	2. Citizen Comments
Dave Haugeberg		3. Action Items:
Emily Howard	4:10 PM	<ul style="list-style-type: none"> Macy Street Vacation Request – Gospel Rescue Mission (<i>Exhibit 1</i>)
Elise Hui		
Lindsey Manfrin	4:25 PM	4. Discussion Items (Committee Reports):
Laura Pedroni		<ul style="list-style-type: none"> Children/Youth Senior (Focus on Women) Veterans Vehicular Homeless
Heather Richards		
Jeff Sargent		
Matt Scales		
Mary Starrett	4:50 PM	5. New Business / Subcommittee Member Comment:
Linfield College, TBD		
Youth, TBD	4:55 PM	6. Staff Comments
Latino, TBD		
McMinnville School District, TBD	5:00 PM	7. Adjournment

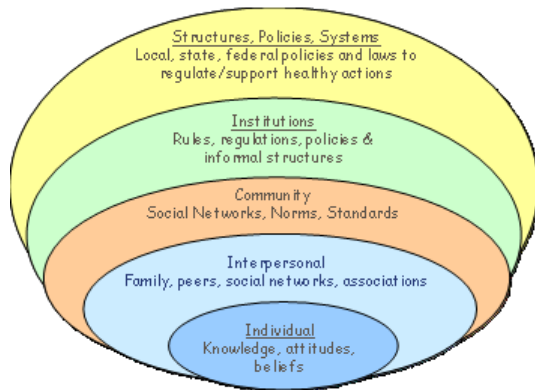
*Please note that these documents are also available on the City's website www.mcminnvilleoregon.gov; click on Government, click on Boards and Commissions, click on McMinnville Homelessness Subcommittee. You may also request a copy from the Planning Department at the Community Development Center, 231 NE 5th Street, 503-434-7311.

HOMELESSNESS SUBCOMMITTEE MEETING NOTES, MARCH 13, 2017

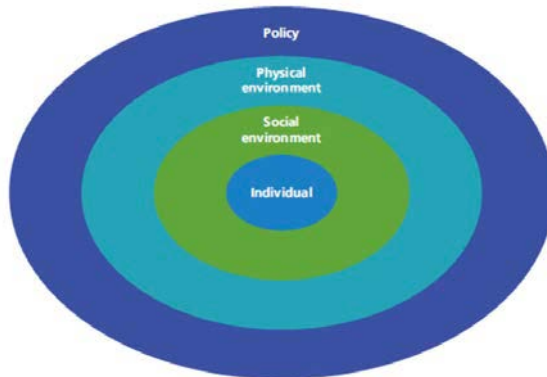
REVIEW OF COMPOSITION OF THE COMMITTEE

REPRESENTATIVE OF:	INDIVIDUAL
McMinnville City Council	Remy Drabkin
Yamhill County Commission	Mary Starrett
McMinnville Planning Department	Heather Richards
Yamhill County HHS	Lindsey Manfrin
McMinnville AHTF	Jeff Sargent
Service Provider	Elise Hui
Faith-Based Community	Mark Carlson
Gospel Rescue Mission / Legal	Dave Haugeberg
Community At-Large	Laura Pedroni
School District	Marci Ingram
Business Representative	Emily Howard
Police Department	Matt Scales
Mayor – McMinnville	Scott Hill
Linfield College	TBD
Youth	TBD
Someone Experiencing Homelessness	TBD
Latino	Sally Godard/Alina Mendez

REVIEW OF SOCIAL ECOLOGICAL MODEL



Levels of Influence in the Social Ecological Model



HOMELESSNESS – DEMOGRAPHIC PROFILE DISCUSSIONS

1) Identify subset population groups to initially focus on and their respective committees.

Population Subsets and Committees assigned –

- **Children / Youth** (40% of Homeless Count, including LGBTQ and Youth as Parents): Jeff Sargent, Mary Starrett, Laura Pedroni, Lindsey Manfrin, Jeff Peterson, High School Youth Representative
- **Vehicular Homeless** (Single Males/Females/Pets): Matt Scales, Remy Drabkin, Laura Pedroni
- **Senior Women:** Alina Mendez, Mark Carlson, Emily Howard, Heather Richards
- **Veterans** (35 self-describing veterans in homeless count): Elise Hui, Jeff Sargent, Dave Haugeberg

We also identified the following population subsets but elected to focus on the above subsets since many of the subsets below overlap with the above subsets.

Precariously Homeless
Employed
LGBTQ
Substance Abuse
Domestic Violence
Criminal

- 2) Meet before the next Homelessness Subcommittee meeting on April 10, 2017, and discuss opportunities for an action plan of short-term, mid-term and long-term actions for each population group identified.



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MEMORANDUM

DATE: March 22, 2017
TO: Heather Richards, Planning Director
CC: Jeff Towery, City Manager
 David Koch, City Attorney
FROM: Mike Bisset, Community Development Director
SUBJECT: NE Macy Street Vacation Request

Council Goal:

Communicate with Citizens and Key Local Partners – Establishing a task force or committee on homelessness.

Report in Brief:

On February 6, 2017, the City received the attached letter from the Yamhill County Gospel Rescue Mission (YCGRM) and H&R Burch Limited Partnership (Burch) regarding the vacation of a portion of Macy Street. The letter requests that the City Council initiate the vacation process, as allowed by state statutes.

Background:

The processes for the vacation of public right of way within incorporated cities are outlined in Oregon Revised Statutes (ORS) Chapter 271. The vacation process may be initiated by the adjacent property owners. Under that process, the property owners must file a petition with the City describing the area to be vacated, outlining the purpose for which the vacated area will be used, and noting the reason(s) the vacation is in the best public interest.

The petition must include written consent from all owners abutting the vacation area, and the written consent from two-thirds of the “affected” property owners. Statute prescribes the definition of “affected” properties, and it is generally all properties within 200’ laterally on each side of the vacated area and within 400’ beyond the extension of the vacated area.

So, in the case of the NE Macy Street request, if the property owners were to initiate the vacation petition, signatures of consent from two-thirds of the property owners would be required from the area bounded by 200’ west and east of Macy, and 400’ north and south of the vacation area (Note that the submitted request from YCGRM and Burch includes the signatures of consent from the abutting property owners).

The second process allowed by ORS 271 is a City Council initiated vacation process. Under that process, the petition from abutting and affected property owners is not required.

Under both vacation processes, the City Council, via Resolution, would set a public hearing date to consider public testimony regarding the proposed vacation. Affected utilities are notified of the proposal and allowed to comment. Notice of the hearing is published in the local newspaper, and the notice is posted at each end of the proposed vacation area. Additionally, notice of the proposed vacation is mailed to those in the abutting and affected areas prescribed by statute.

Upon conclusion of the public hearing, the City Council will consider an Ordinance to vacate the subject area. If the vacation Ordinance is adopted by the City Council, it is recorded with the County Clerk's office, and title to the vacated area is attached to the adjacent properties.

Under the City Council initiated vacation process, statutes allow the vacation to be approved without consent of the abutting owners. In that case, if the vacation substantially affects the market value of such property, the statutes require payment of damages (Note that the submitted request from YCGRM and Burch includes the signatures of consent from the abutting property owners).

The application fee for the property owner initiated vacation process is \$655.00. Those fees cover the costs of processing the application, publishing and mailing the vacation hearing notices, and the fees to record the adopted vacation ordinance.

Under a City Council initiated process, those costs and fees would be paid by the City.

Discussion:

The area subject to the request from YCGRM and Burch includes NE Macy Street, from the south boundary of NE 14th Street to the south boundary of YCGRM owned property (see the area map attached to the request). Staff understands that the vacated area would be used for parking by YCGRM, and that the additional land area gained by YCGRM by the vacation would help facilitate the completion of plans to add the approved men's facility on the site.

In the late 1990's, the City completed a transportation project to connect 14th Street to the east to the Lafayette Avenue/Riverside Drive intersection. At the time, due to sight distance limitations and safety concerns, the connection of NE Macy Street to NE 14th Street was removed. Since that time, properties along that portion of NE Macy Street are accessed from NE 13th Street to the south.

Due to the sight distance limitations and safety concerns, City Engineering staff would note that the reconnection of NE Macy Street to NE 14th Street in the future would not be recommended. Therefore, staff believes that area subject to the request is not of benefit to the traveling public as right of way.

The area subject to the request does contain City owned public sewer and storm lines. Additionally, it is expected that there are other utilities within the area proposed for vacation (e.g. waterlines, power facilities, communication facilities, etc). If the area were to be vacated, a public utility easement would be maintained over the area to allow for the continued maintenance of the various facilities that are present. Staff would note that the proposed use of the area for parking by the YCGRM would not generally conflict with any utilities contained within a public utility easement.

Given the written concurrence from the abutting property owners, the staff opinion that the area subject to the request is not of benefit to the traveling public as right of way, and the belief that the existing utilities in the area can be accommodated by a public utility easement, staff would be in support of the request that the City Council initiate the vacation process, as allowed by state statutes.

Attachments:

1. Letter from the Yamhill County Gospel Rescue Mission and H&R Burch Limited Partnership (dated February 6, 2017)

Recommendation:

Given the connection between the Yamhill County Gospel Rescue Mission and the City Council's goals and efforts related to homelessness, this request is being advanced to the McMinnville Affordable Housing Task Force, and the Homelessness Subcommittee, for review. Staff will advance the vacation request, with the staff, Task Force, and Subcommittee recommendations, to the City Council for consideration at the May 9, 2017 City Council meeting.

February 6, 2017

Heather Richards
Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

Dear Heather:

The Yamhill County Gospel Rescue Mission (the "Mission") owns lots 3, 4, 5, 6 and 7 of Block 4 of Oak Park Addition. Lots 5, 6 and 7 abut the west edge of NE Macy Street.

H&R Burch Limited Partnership ("Burch") owns lots 1, 2, 3, 4 and 5 of Oak Park Addition. Lots 2, 3 and 4 abut the west edge of NE Macy Street.

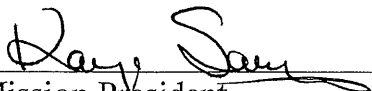
NE Macy Street is and has been for some years closed to through traffic onto 14th Street due to traffic safety issues.

Both the Mission and Burch believe it to be in the interest of the City and themselves if the portion of NE Macy Street abutting lots 5, 6 and 7 of Block 58 owned by the Mission and lots 2, 3 and 4 of Block 61 were vacated (See attached map).

Since the portion of NE Macy Street which we are proposing to be vacated is not available for vehicular traffic except to the undersigned property owners, the undersigned request that, in lieu of obtaining written consents of properties in the vicinity, the City Council initiate a vacation process as provided by ORS 271.130.

Thank you for your consideration of this request.

Very truly yours,



Mission President



Burch Managing Partner

cc: Candace Haines

CSP 7339 7
900
CSP 8082
100 80.50

50 107.5 1 107.5 8 30 30 100 100
RES # 2001-50

14TH

Mission Property

ST

15 100
4 1900 5 50
3 1901 55 CS 11816 6 50
2 2000 2100 7 100
1 8 100

LOGAN

100 100
50 1800 4 50 1500 5 50
50 58 ↓ 6 50
50 1801 2 1600 7 50
100 1 1700 CSP 7339 8 100

Burch Property

1401
4 1400 17312 SF 3 6 8
61 5
6

13TH

ST

Vacation area of West Street

115
4 2600 5 50
3 56 6 50
2 2700 7 50
1 8 100
C S 10706

75 2500 57
2
6400
5 6200 14
6300 3 50
6301 2 50 4 58 100
6700 100
5 6500 15
6 4 4 8 4 50
7 15 3 50
8 1 2 50
1 50

RAILROAD AVE

12TH

AVE

AC.
7000 37.5
7001 100
CSP 7941 5
7100 0.32 AC. 6
6800 100

ALPINE

AVE

5300 100
5 5400 6
8 5500 7
5100 75.70
4 12.68