

AGENDA 10 - 15

1. **Approval of Minutes:** September 17, 2015

2. **Public Hearing (Quasi Judicial)**

◆ **Docket CU 2-15 (Continuation of Hearing from September 17, 2015)**

Request: Approval of a conditional use permit to allow a year-round social relief facility providing residential care for up to 13 (thirteen) persons and a year-round cold weather shelter providing emergency care for up to 35 persons.

Location: 1234 NE 14th Street and 1315 NE Macy Street, and is more specifically described as Tax Lots 01500 and 01600, Section 16DC, T. 4 S., R. 4 W., W.M.

Applicant: Yamhill County Gospel Rescue Mission

3. **Old/New Business**

4. **Adjournment**

MINUTES

Members Present: Chair Stassens; Vice Chair Morgan; Commissioners Butler, Hillestad, Tiedge and Hall

Members Absent: Mr. Chroust-Masin, Ms. Pietz and Ms. Thomas,

Staff Present: Mr. Montgomery, Mr. Pomeroy, Mr. Bisset, Ms. Haines, Ms. Morrison

1. Approval of Minutes: July 16, 2015

Chair Stassens called the meeting to order at 6:31 p.m. and called for action on the Planning Commission minutes from the July 16, 2015 meeting. Commissioner Butler wished to have a correction to the minutes showing that Chair Stassens adjourned the meeting at the end of the last page and then MOVED to APPROVE the minutes as corrected; SECONDED by Commissioner Morgan. Motion PASSED unanimously.

2. Public Hearing (Quasi Judicial)

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Chair Stassens opened the public hearing at 6:37 p.m., and requested disclosures, abstentions, or objections to jurisdiction. There were none noted by any members of the Planning Commission. Chair Stassens then asked if any of the commissioners had visited the location and all had except for Commissioner Tiedge. Chair Stassens informed the audience that she wished to remind them to please testify in accordance with the criteria.

Chair Stassens then requested the staff report from Mr. Pomeroy.

Mr. Pomeroy provided the staff report and entered five additional letters into the record. Mr. Pomeroy stated that the staff report mentions that in the Findings of Fact in Exhibit "A" of the staff report, item number one states that the applicant is requesting approval of a conditional use permit to allow a year-round social relief facility providing residential care for up to 13 (thirteen) persons and

a year round cold weather shelter. Mr. Pomeroy asked to strike "cold weather" from that statement to clarify for the record that it was not just a cold weather shelter. Mr. Pomeroy stated that this application did meet all of the criteria and that the Planning Department was recommending approval subject to the conditions listed in the staff report.

Commissioner Morgan referenced page three of the applicants conditional use permit as to the difference between modular and manufactured homes and then clarified that there were significant differences in their building codes. Commissioner Morgan further stated the he has some professional experience in this area as he worked as an engineer for twenty years and has been associated with manufactured housing industry for forty five years.

Chair Stassens asked Mr. Montgomery about amending the conditional use language for the building placed on the property to be subject to the more stringent building codes. Mr. Montgomery responded that this action should be considered under deliberation prior to any action to approve.

Chair Stassens asked for any additional questions from the Commission. Hearing none, then called for the applicant's testimony.

Applicant Kaye Sawyer, Director of the Yamhill County Gospel Rescue Mission, and representative Dave Haugeberg were present. Ms. Sawyer informed the committee that she filed the application for expansion of its current facility on the adjoining property. Ms. Sawyer spoke as to how the mission was started. Ms. Sawyer stated she was a dispatcher for several years for Yamhill Communications Agency (YCOM) and was made aware of the community's need for a shelter and the many reasons people needed immediate and temporary housing.

Ms. Sawyer explained that the current location started as a cold weather shelter in 2009 and at that time it was not a 24/7 facility. Due to community need, the shelter transitioned to a year-round, 24/7 facility. Ms. Sawyer shared some stories of people that the mission has assisted. Ms. Sawyer further stated that there is currently a waiting list for use of the facility. Ms. Sawyer is asking for the City to allow a shelter on the south end of the property to provide immediate relief from inclement weather conditions or if there is a need for immediate day to day housing needs. Ms. Sawyer explained that this building would not be a permanent or overnight shelter unless an emergency situation was identified. This building would only be open daily until 9:00 p.m. The other building that is proposed in the application would be intended to be used for a men's only shelter that would be part of the regular 24/7 shelter currently in operation. Ms. Sawyer states that both planned structures would be more attractive than what is currently located on the property in addition to enhanced landscaping with a privacy screen. Ms. Sawyer stated that she is working with a landscape designer to come up with a plan that would enhance the neighborhood and would focus the main entrance to the east of the industrial side of the property. After obtaining input from neighbors, she would like to have a main courtyard that would be away from the street view and in the middle of the proposed buildings so as to minimize noise in the neighborhood. A smoking area would be on the east side of the property away from neighborhood housing. Parking would be addressed by having additional spaces available on the east side of the site adjacent to Macy Street and in the mission's driveway on 14th Street. According to her, creation of new parking areas would eliminate some of the congestion on Logan and 14th Streets. Ms. Sawyer addressed security issues brought up by neighbors and stated that the mission will continue to do background checks and that any person with disqualifying conditions will not be allowed to stay. Staff will be on site at all times and outside surveillance cameras will be installed. Ms. Sawyer indicated that she had received many favorable comments from neighbors and feels that the neighbors are supportive of the facility. Ms. Sawyer felt that any concerns with the facility would be solved by adding the requested additions to the property.

Commissioner Morgan asked Ms. Sawyer what percentage of guests would have vehicles. Ms. Sawyer responded that there are about two to three vehicles at any given time and that most of the guests do not have vehicles and that they arrive at the facility via public transportation or walking. Ms. Sawyer stated she has planned for enough parking for staff and guests in the new design.

Commissioner Morgan asked Ms. Sawyer if the triple wide that was proposed in the permit was new or donated. Ms. Sawyer responded that initially a unit was to be donated, but since that fell through she is looking for a new unit to specifications that the City is requiring. Commissioner Morgan asked which school within the district the modular double wide unit would be donated. Ms. Sawyer responded that the McMinnville School District planned to donate the modular unit that is currently located near the district office and that this unit currently has two bathrooms. Ms. Sawyer further explained that the unit will need to have a sprinkler system installed and a shower in one of the bathrooms.

Chair Stassens asked Ms. Sawyer how guests arrived at the mission. Ms. Sawyer responded that they are sometimes provided a ride by the mission, dropped off, or use public transportation as well as walk to the shelter.

Chair Stassens asked if there were any additional questions and there were none.

Mr. Haugeberg requested that Mary Alice Russell, McMinnville School District Superintendent speak as well as Marci Ingram, the McMinnville School District drop-out prevention/homeless youth advocate. Ms. Russell stated that the McMinnville School District has over 200 children identified as homeless in its district. Ms. Ingram shared a personal experience of homelessness. Ms. Russell shared that many school district employees use their own funding and time to assist homeless families and that many of the behavior problems seen in classrooms and schools are directly related to some children having unstable or no home environments. Ms. Russell spoke of the livability component and noted that she could not think of a better way to enhance our community. Ms. Russell also shared a personal experience with homelessness.

Chair Stassens asked if there were any additional questions from the Commission and there were none. Commissioner Tiedge stated that he appreciated the stories told to support the expansion of the mission and that the expansion would be an enhancement to the community, however much of it is irrelevant to the application criteria. Chair Stassens clarified Commissioner Tiedge's comment to please not bring emotion into the testimony and to only provide testimony relevant to the criteria.

Mr. Haugeberg responded that he would be mindful of the criteria and asked Daniel Brown to testify.

Mr. Brown stated that he has been a lead volunteer for the faith based winter program at First Baptist church for the past four years. Mr. Brown stated that the church provides a warm place to sleep when temperatures drop below 36 degrees and that currently six local churches are participating in this type of shelter. Mr. Brown stated that the numbers have grown from an average of four to six individuals per night to over twenty per night this last year during cold nights. Mr. Brown stated that guests are able to be in the building from 8:00 p.m. to 8:00 a.m. and, as the church is very close to a neighborhood, he tries to keep the volume down and keep people from being disruptive to minimize the impact for the neighbors. Mr. Brown stated that he has received no formal complaints about the church's shelter program, however, he stated that he has asked guests three to four times to not come in due to their behaviors. Most people that are denied entrance leave quietly, however, Mr. Brown stated that there have been a couple of times that he has requested police assistance. Mr.

Brown stated that most guests are out in the weather all day, that some may have mental illness and addiction conditions, and noted that most people are stressed and very tired when they come to the shelter. Food and warm drinks are provided and that most people are asleep by 9:30 p.m. Mr. Brown further stated that most individuals that utilize the church are just looking for a warm place to sleep and have had a minimal effect on the neighborhood.

Chair Stassens asked if there were any questions from the Commission.

Commissioner Tiedge asked if the church will participate in any way with the new facility at the mission and Mr. Brown responded that they would. Commissioner Tiedge asked Mr. Brown if he would be part of the administration at the mission and Mr. Brown replied that he would not.

Mr. Haugeberg asked Jerry Wilson from the Yamhill County Veterans Administration to speak. Mr. Wilson spoke of his experience working with veterans to help them with the resources they need and stated that he sees a need for housing for veterans in our community. Mr. Haugeberg asked if Mr. Wilson had experienced any veterans causing trouble in neighborhoods and he replied that he did not know of any. Mr. Wilson stated that he assists veterans in getting Section 8 housing and with finding jobs, and that there is a need in the community for housing until a permanent living arrangement can be found for them.

Chair Stassens asked if there were any additional questions from the Commission and there were none.

Mr. Haugeberg spoke of the conclusionary findings for approval; specifically in item "F" of the staff report. He stated that the applicant, Yamhill County Gospel Rescue Mission, has the financial and administrative capability to develop and use the site as proposed in this application and has no inappropriate purpose for submitting the proposal." Mr. Haugeberg stated that if the application was granted that it would be a successful program. He also spoke to the minimal impact on the neighborhood. Mr. Haugeberg clarified that he does not represent the mission in any capacity, but is here this evening because he is a concerned citizen and wants to make a difference. Mr. Haugeberg shared a story of his own experience of a homeless woman found deceased in another city due to exposure. Mr. Haugeberg expressed that he wanted to help raise the funds to make this project happen and discussed how to attain the necessary money to fund these changes.

Chair Stassens asked if there were any questions from the Commission.

Commissioner Morgan asked Mr. Haugeberg what he thought the timeline was for the opening of the shelter. Mr. Haugeberg responded that he wanted to see the shelter open by December 1, 2015.

Chair Stassens asked if there were any additional questions from the Commission and there were none.

Chair Stassens addressed Commissioner Tiedge's concerns about testimony keeping to the relevancy of the primary criteria of the ordinance and reminded the audience that we are here to review that criteria listed in 17.74.030, specifically, items B and C. Chair Stassens reminded the audience to please address these two items in their testimony as this is what the commissioners are basing their decision on.

Chair Stassens called for additional questions for the applicants and any others that wished to speak in favor of the proposal and there were none. Chair Stassens called for any persons that were opposed to speak.

Eric Meaders testified that he has contacted the police on many occasions for parking violations, people drinking and for people urinating in yards as well as people sitting on his car at early hours of the morning. Mr. Meaders testified that he doesn't feel safe leaving his wife and children at home alone with this type of population across the street and that sometimes there are as many as twenty cars blocking the driveway. Mr. Meaders further stated that he has had his vehicles hit several times without anyone notifying him, that he has found a syringe on his property, and that there has been damage to his property and to the property of his neighbors by people from the shelter. Mr. Meaders stated that he has seen people crawling in and out of windows at the shelter and that people have trespassed on other's properties in the neighborhood. Mr. Meaders reiterated that there are city ordinances being violated and has called the police many times.

Chair Stassens asked if there were any questions from the Commission.

Commissioner Morgan asked Mr. Meaders exactly where his property was located. Mr. Meaders stated that he lives directly across the street from the main entrance to the mission on Logan Street, that he has lived there five and a half years and has called the police over one hundred times.

Chair Stassens asked Mr. Meaders if he had spoken with the mission about his issues and Mr. Meaders replied that he had but that behavior escalated and he gave up.

Chair Stassens asked if there were any additional questions from the Commission and there were none.

Chair Stassens asked for any others who wished to speak in opposition.

Rick Draheim testified that his property adjoins Mr. Meanders' property and that people have been found sleeping near his porch and have also been found in his fenced back yard. Mr. Draheim stated that he removed sections of his fence so that the police can see if people are in his back yard when they are driving by. Mr. Draheim stated that he had installed motion sensor lights and has had nothing but problems since the mission has been there. Mr. Draheim asked what the City would do to protect neighbors from these types of behaviors. Chair Stassens responded that the previous conditional use permit has a clause that if the Planning Commission received more three or more complaints within any two months that the conditional use would be reviewed by the Planning Commission. Mr. Pomeroy noted that this conditional use application, if approved, would also have that same condition.

Chair Stassens asked if there were any other questions from the Commission for Mr. Draheim.

Commissioner Hillestad asked Mr. Draheim if any complaints were lodged through the Planning Department by any of the neighbors. Mr. Draheim responded that he was unaware that he was required to contact the Planning Department with complaints. Commissioner Morgan asked Mr. Draheim how many times he had contacted the police in the past six months and Mr. Draheim responded that he had given up contacting the police because he had been told that nothing could be done.

Chair Stassens asked Mr. Draheim if he had spoken with the mission, and he replied that he had not.

Commissioner Morgan asked Mr. Draheim where his property was located and Mr. Draheim replied that it was on the corner of Kirby and 14th Streets, one block away from the mission.

Chair Stassens asked if there were any additional questions from the Commission for Mr. Draheim and there were none. Chair Stassens then asked if there were any others who wished to speak in opposition.

Amy McNeill testified that she lived directly next door to the shelter at 1310 N.E. Logan Street and that she has lived there since February of 2012. Ms. McNeill stated that she doesn't own the house, that she rents, and that her landlord will be speaking this evening as well. Ms. McNeill stated that she likes the neighborhood and appreciates that Commissioner Tiedge recommended testimony be directed at the criteria and not to the emotional side. Ms. McNeill stated that she had concern with the possible traffic impact and does not agree that traffic will not be an issue. Ms. McNeill stated that people are not walking to the shelter on 14th Street, but rather they are coming from all directions and sometimes rely on others to get them there. Ms. McNeill stated that people are being dropped off to walk to the shelter because she assumes the drivers are people who are not allowed to be at the shelter. Ms. McNeill stated that these drop offs are often contentious and has called the police on numerous occasions. Ms. McNeill shared her observation of a particular drop off that was disruptive to the neighborhood. She also stated that the expansion of the shelter would have a greater traffic impact than the shelter can foresee. Ms. McNeill stated that she will have two sides of her yard exposed to the shelter. She shared another incident wherein she complained to the mission staff that garbage and belongings were left under her tree by one of the guests and expressed that the mission did not respond to her complaint appropriately. Ms. McNeill stated she did not feel that expansion of the facility at this time would have a positive impact on the neighborhood.

Chair Stassens asked if there were any questions from the Commission for Ms. McNeill. Chair Morgan asked Ms. McNeill how many times she had called police and she responded that she had called on five different occasions since 2012.

Chair Stassens asked if there were any additional questions from the Commission for Ms. McNeill and there were none. Chair Stassens asked for any others who wished to speak in opposition.

Bill Maas testified that he owns the duplex across the street from the mission at 1901 N.E. 19th Street. Mr. Maas stated that he spoke with a police representative and that there did not seem to be a major problem at the mission site, but rather there were some issues around the mission location. Mr. Maas suggested that the City Manager request that the police keep a better record of complaints lodged in the neighborhood. Mr. Maas also suggested that the mission itself keep a record of any complaints that neighbors have had and that the mission should be required to report any complaints to the Planning Department. Mr. Maas stated that he is quite concerned about expansion of the mission and began to share, as an example, about the impact of the expansion of the recycling center on Orchard Avenue. Chair Stassens interrupted Mr. Maas and stated that there did not appear to be any relevance of the recycling center's expansion to the mission expansion.

Chair Stassens asked if there were any questions from the Commission for Mr. Maas and there were none. Chair Stassens asked for any others who wished to speak in opposition.

Clifford Stirewalt testified that he was Ms. McNeill's landlord, that he previously lived at the address of 1310 N.E. Logan Street but now lived in Milwaukee. Mr. Stirewalt stated that when he lived at the Logan Street property that he had issues with shelter residents. Mr. Stirewalt stated that he built a fence between the properties and has dealt with trash issues and with traffic issues. Since Ms. McNeill has lived at this residence, he has complained several times to the mission because of cars blocking the street. Mr. Stirewalt stated that the impact of expansion will have a bad effect on neighborhood.

Chair Stassens asked if there were any additional questions from the Commission for Mr. Stirewalt and there were none. Chair Stassens asked for any others who wished to speak in opposition and there were none.

Chair Stassens asked the Planning Department staff if there were any comments from public agencies and Mr. Pomeroy stated that all comments from public agencies were in the staff report.

Chair Stassens asked the applicants if they wished to address any of the opposition testimony provided this evening.

Ms. Sawyer addressed the loitering issue, stating that prior to the mission being in operation, that the area already had a high incidence of calls based on her experience as an emergency dispatcher. Ms. Sawyer stated that the doors of the mission are locked at 10:00 p.m. and that nobody is allowed to leave the building after this time. Ms. Sawyer stated that the improvements that will be done to the modulars will include an alarm system and emergency exit doors to monitor people should they leave the building when they are not supposed to. Also, that they currently have hourly "fire" walks around the building to monitor activity. Ms. Sawyer stated that she is unaware of incidents mentioned by the opposition and that when she retired at the end of June as a dispatcher, she had checked on the number of complaints called in and there were fewer than ten in the last several years combined. Ms. Sawyer stated that she had spoken with Ms. McNeill about her concerns for the current play area and of having children kept away from the smoking area in the expansion plans. Ms. Sawyer agrees that the way the mission is currently set up is not a good design, but that this is one of the purposes of the expansion. Ms. Sawyer stated that the mission requires a urinalysis and/or a breath test for guests that are suspected of being under the influence and that people with positive results are not allowed to stay. Smoking cessation classes are offered at the mission. Ms. Sawyer stated that the landscaping design would create a buffer zone to keep people within the confines of the property so that they would not overflow onto neighbor's properties. Ms. Sawyer further stated that the mission utilizes background checks to try to ensure that they do not admit any unsafe people to the shelter.

Mr. Haugeberg interjected that the neighborhood is in decline and disrepair, that there were vacant houses and that the landscaping and the proposed facility expansion design would significantly upgrade the neighborhood. Mr. Haugeberg further stated that the parking on the street is public and anyone can park there and noted that the mission does all that they can to be good neighbors.

Chair Stassens asked if there were any questions from the Commission.

Commissioner Butler asked the applicant how often the overflow parking at the vacant lot near Lewis Furniture was utilized. Ms. Sawyer stated that it does not get used often due to its distance from the shelter. Ms. Sawyer stated that it has only been used a couple of times over the years.

Chair Stassens asked if there were any additional questions from the Commission.

Commissioner Morgan asked the applicant if there was a contact person at the mission for the neighbors should they have any complaints. Ms. Sawyer stated that she has spoken with many neighbors, has given them her contact information and stated that she is always available. Commissioner Morgan asked if staff were available at the facility 24 hours per day and Ms. Sawyer replied that there were.

Chair Stassens asked the applicant what the process was for people that are asked to leave. Ms. Sawyer stated that they are first asked to get a ride and if one could not be found that they could be given a ride by staff. Chair Stassens inquired if the applicant was aware of any of the stories shared by the opposition tonight and Ms. Sawyer stated that she was aware of a few of them. Ms. Sawyer addressed Mr. Meanders' testimony of finding a syringe and assured staff that this was not left by someone that was staying at the mission. Ms. Sawyer reiterated that staff does security checks during the night by walking around the mission. Chair Stassens asked the applicant if a neighbor had a problem how it was handled. Ms. Sawyer stated that staff would go over and talk to the neighbor to determine if it was someone from the mission and if was, then staff would handle the situation. Ms. Sawyer stated that the mission asks that people not allowed to stay at the mission not loiter in the neighborhood. Ms. Sawyer stated that they keep a log of each person that comes in, and track history of stays and any behavior issues with any guests.

Commissioner Hillestad asked the applicant how and where background checks were done. Ms. Sawyer responded that guests fill out an intake form, the mission then sends their information via email to the police department and a background check is then done. Commissioner Hillestad confirmed with Ms. Sawyer that background checks were only done by the police and Ms. Sawyer stated that in addition to the background check done by the police, that she also checks the sex offender registration.

Commissioner Morgan asked the applicant how long the background checks took to process and Ms. Sawyer responded that the checks were only done during business hours.

Chair Stassens asked if there were any further questions for the applicant from the Commission and there were none.

Chair Stassens asked for any additional testimony.

Ms. McNeill came forward again stating that she had a question about the background check time frame and safety. She asked if people were allowed to stay if the background checks couldn't be done in time. Ms. Sawyer responded that guests have to apply in advance before they can stay unless the police bring them, at which time they have already been screened. Ms. McNeill expressed concern about the lapse of time for checks. Ms. McNeill further stated that she did not agree with Mr. Haugeberg that there were a lot of vacant houses in the neighborhood or that the neighborhood is run down.

Commissioner Hillestad asked the applicant if identification was required to stay at the mission. Ms. Sawyer responded that it was required. Commissioner Hillestad asked what percentage of guests did not have identification and Ms. Sawyer responded that it was a small percentage.

Chair Stassens asked the applicant to clarify if someone was available 24 hours per day and Ms. Sawyer confirmed that there were volunteer and staff members at the mission 24 hours per day, seven days per week.

Chair Stassens asked for any additional testimony.

Jeff Clabaugh testified that his concern centers on the livability of the community as a whole and McMinnville's lack of a city wide strategic plan to handle the homeless population. Mr. Clabaugh stated that he supports the mission expansion and felt that the City should not rely on this mission as being enough to solve McMinnville's homeless situation. He stated McMinnville need to have other plans available to address the homeless issue. Mr. Clabaugh further stated that he felt that the

homeless population that was not allowed to stay at the shelter has a greater impact to the community than those who use the shelter.

Chair Stassens asked for any questions from the Commission and there were none. Chair Stassens asked for any additional testimony.

John Anderson testified that he owns Anderson's upholstery on 12th and Kirby Streets, about two blocks from the mission. Mr. Anderson stated that he has worked at that location since 1996. Mr. Anderson stated that in the time that the mission has been there he had not noted any change in the negative activity in the neighborhood since the mission began operations. Mr. Anderson noted that he has seen a lot of gang activity and theft in the neighborhood but that was occurring before the mission was there and does not agree that those issues are a result of the mission.

Chair Stassens asked for any questions from the Commission and there were none. Chair Stassens asked by a show of hands how many others wished to testify (there were two). The Commissioners discussed whether the hearing should be continued and then called for a five minute break to discuss how the meeting should proceed this evening.

The meeting was resumed at 8:54 p.m.

Chair Stassens stated that the Commission would hear the two additional requests for testimony.

Sonja O'Neil testified that she recently started working with the mission and she spoke of her experience as an intern with the mission prior to her being hired. Ms. O'Neil stated that the mission is held accountable not only to the community but to colleges and other institutions that provide interns.

Chair Stassens asked for any questions from the Commission and there were none.

Chair Stassens asked for any further testimony.

Laurie Muller, the Development Director for McMinnville Cooperative Ministries, testified that the mission has helped some of their followers and that on several occasions there have been times when people could not stay at the mission due to the lack of space.

Chair Stassens asked the applicant if she would like to respond and she did not. Chair Stassens asked for additional testimony and there was none. Chair Stassens asked if there was any that would like the record held open for an additional seven days to receive additional written testimony. Mr. Meader and Ms. McNeill replied in the affirmative. Following discussion with the Planning Director and City Attorney, the Commissioners agreed to hold the record open for submittal of additional written testimony until 5:00 p.m., September 25th, and for written rebuttal testimony until 5:00 p.m., October 2nd, 2015. The matter is continued to the next Planning Commission Meeting scheduled for October 15, 2015, at 6:30 p.m. in the Civic Hall. Chair Stassens closed the hearing 9:00 p.m.

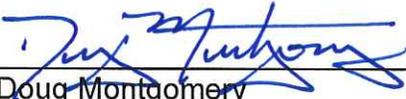
3. Ms. Haines was presented with flowers and a card by the Commission for her upcoming retirement and thanked for her years of service and support.

4. Old/New Business

- There was no old business to discuss.
- On September 29, 2015 an open forum will be held for the Alpine Avenue Improvement project and the committee members were invited to attend.

5. Adjournment

Commissioner Butler MOVED to adjourn the meeting; SECONDED by Commissioner Hillestad. Motion PASSED unanimously. Chair Stassens ADJOURNED the meeting at 9:12 p.m.



Doug Montgomery
Secretary



DATE: October 8, 2015
TO: Planning Commission
FROM: Ron Pomeroy, Principal Planner
SUBJECT: Continuation of CU 2-15 - Yamhill County Gospel Rescue Mission

BACKGROUND:

On September 17, 2015, the McMinnville Planning Commission reviewed a conditional use request submitted by the Yamhill County Gospel Rescue Mission for the purpose of allowing a year-round social relief facility providing residential care for up to 13 persons and a year-round emergency shelter providing emergency care for up to 35 persons.

At this meeting, the Commission opened the public hearing and received public testimony on the request. The Commission then closed the public hearing to further oral testimony while leaving the record open until 5:00 p.m., September 25, 2015, to receive further written testimony followed by a 5:00 p.m., October 2, 2015, deadline for the applicant to submit written rebuttal testimony. The hearing was continued to 6:30 p.m., October 15, 2015, at which time no additional testimony will be taken and the Commission will deliberate on this matter.

A copy of all written testimony received between the close of oral testimony (September 17, 2015) and 5:00 p.m., October 2, 2015, is included with this memo as follows:

Testimony received by 5:00 p.m. September 25, 2015 –

- Letter from Amy McNeill (received September 25, 2015)
- Packet from Kaye Sawyer (received September 25, 2015) including:
 - Exhibit 1 – Findings of Fact
 - Exhibit 2 – Letter from Kaye Sawyer dated September 24, 2015
 - Exhibit 3 – YCGRM Guest Rules and Responsibilities
 - Attachment 1 – Site Plan
 - Attachment 2 – YCOM Call List January 1, 2010 – September 1, 2015
 - Attachment 3 – Letter from Izzy Tiedemann
 - Attachment 4 – Letter from Amy E. Potter

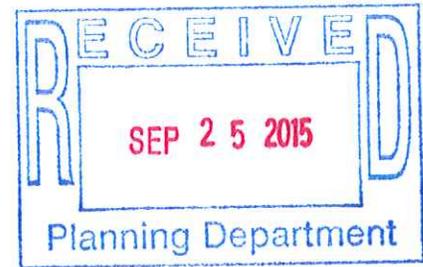
- Attachment 5 – Letter from Tim Thayer
- Attachment 6.1 – Exit Interview Form from Mallory and Kara Sump
- Attachment 6.2 – Exit Interview Form from Hope Arias and letter from Hope Arias
- Attachment 6.3 – Exit Interview Form from Cheryl L. Cervantes
- Attachment 6.4 – Exit Interview Form from Rischelle
- Attachment 6.5 – Letter from Bill Maas dated September 25, 2015

Rebuttal Testimony received between 5:00 p.m. September 25, 2015 and 5:00 p.m. October 2, 2015 –

- Letter from Kaye Sawyer (received October 2, 2015) including:
 - Metroscan Property Profile for subject site (1310 NE Logan Street, McMinnville, OR)

Amy McNeill
1310 NE Logan St
McMinnville, OR 97128

September 24, 2015



RE: Yamhill Gospel Mission Proposed Expansion and Conditional Use permit.

On September 17, 2015 I sat at the Planning Commission meeting. I say, sat because for the first hour I was simply an observer. I haven't attended a public forum in a great deal of time. I also have never attended a Civic meeting of any kind for McMinnville or Yamhill County. At the beginning of the hearing, it was explained the meeting would address the above mentioned proposal in accordance to Chapter 17.74.030 of the McMinnville Zoning Ordinance. The chair, expressed this is an emotional issue on both sides and try to refrain from the emotional and stick to the conditions lined out by 17.74.030. She explained how the meeting would then proceed on the only issue up for the evening, the above. The Applicant would first speak and then supporters could also provide evidence. Immediately upon the opening statements from the Attorney David, were designed to sound emotional. However upon his opening statement, one, He clearly stated he did not represent the mission, he had no interest other than humanitarian in the mission. My thoughts went to who is he and why is he speaking? I believe he spoke because he recognizes the need, but his vision, as a solution, is based on the fact he, as a downtown business man, doesn't want the homeless problem that included the encampments and loitering near the churches in the downtown area. He stated where he lives; it is not in McMinnville, but rather out of town. Why is this important, because he doesn't live in the neighborhood where the issues surrounding the mission. Like all the members of the board who have gone to see the facility and the proposed expansion property, they only see it during the day. They aren't right next door.

The next person to speak was Kaye Sawyer. Kaye started immediately into the emotional plea of the issue, including her background in law enforcement as a 911 Operator/Dispatcher. She stated due to her background the neighborhood in general has been a criminally problematic neighborhood, prior to the Mission's existence. This may be true. I've only lived here 3.5 years. I only can attest to what is now and what

has been for the last 3.5 years. In that time there have been several issues, currently already outlined for you in oral testimony given

In formulating this additional written evidence, I wanted to make sure to not address the emotional issues, but rather the outlined points on 17.74.030. Item "A"; this issue was never fully explained so that a lay person could fully understand and supply objections as it wasn't outlined for the purpose of the meeting. So in that sense, I believe the Yamhill Gospel Mission failed to provide the public a full understanding how their proposal will be consistent with the Comprehensive Plan, objectives of the zoning ordinance and other applicable policies of the City. I don't know the policies of the city on homelessness in general, and I think it is fairly safe to say, most residents don't.

Issue "B" is where the Yamhill Gospel Mission did not meet the criteria. Before the meeting could even proceed, Ron Pomeroy explained there needed to be a change in wording to the conditional use permit application. The words "Incllement Weather Shelter" needed to be removed and it would become just an emergency shelter. This was explained that it would be used 365 days a year, 24 hours a day, 7 days a week, up to 35 people can be housed, according to the permit, this will include daycare as needed. My question, what constitutes an emergency? If the childcare was to exceed 5 children, additional licenses would be acquired. I believe those should be done before this facility should be allowed to open as that can have a dramatic impact on neighborhood. My daughter attends daycare in an in home facility and the neighbors have complained of the noise levels during the day. The property I reside in will now be boarded by two sides that will make up Yamhill Gospel Mission. There is no reasonable person who would believe this can't have a noise factor to our residence based on the fact that up to 70 plus people could be in all three facilities at any time. We currently don't have that many people living in a two block radius. Further the impact on the neighborhood and specifically my property can be substantial. I will go from having up to 17 people neighboring on the north end to having an additional 50 plus to the east, not including the neighbors immediately south of the proposed emergency shelter. This section also addresses livability. Currently I do complain quite loudly about the smoke. Because they are currently are unable to do anything about that, they believe moving the smoking area to the other side of the new 14th St building will help. I don't see how, the smoke will still move to the south and west. It is currently how the air flow moves. Further during the construction of these two units, with access only from Logan and then Macey and 13th, the impact will be dramatic. There is a great possibility our road will be quite congested. Not to mention the noise level. If construction only took place 9-5 Monday – Friday, which might be ok for the noise factor, but it will still be inconvenient. The question then, how do they propose to accomplish all this with little to no impact? The two facilities being placed on the existing property, while more modern,

do not necessarily fit in harmony with the neighborhood. Our neighborhood currently consists of homes valued from \$137,000 to \$267,000.00. These homes are not reflective of the type of homes Attorney Dave Haugberg outlined as vacant. In fact the only vacant home is the one the Yamhill Gospel Mission is trying to purchase. Not a valid argument for proving the expansion will allow beautification of the neighborhood. The reason they are going to tear down the existing house is because they want to place a facility better suited to their needs. The conditional use permit allows them to do that. If a citizen purchased the property for their own specific needs, allowing them to decide to either tear down or improve the existing building, it would still require permits; however it would be in keeping with the existing neighborhood. Two modular units will never be in keeping with the neighborhood.

As to section C, there is no way the development won't cause significant impact on the livability or value. First to livability, as stated before, it will affect the neighborhood during construction and with no access from 14th st; all construction will have to flow from 14th to Logan to 13th to Macy St. As to Value, my lot is just over 10,000 sq ft. Currently valued according to Zillow at \$178,051 or Truilia at \$164,000.00. The vacant property on 14th, according to Zillow is valued at \$181,000 yet is pending at \$130,000. That low purchase price affects the value of our property because it will not be built out or refurbished at a single family residence but rather be built to the standards of the conditional use permit.

I don't believe during the meeting on Thursday September 17, Yamhill Gospel Mission actually spoke to Section C at all. They did provide emotional evidence as to why the facility is needed, however, they did not address livability, value or appropriate development, rather they stated what they were doing and why.

In no way can a modular unit designed to meet the needs of 17 people or a donated modular unit formerly used at the nutritional building for the McMinnville School district, be used as such to enhance the look of the neighborhood. They will look like modular units put there for a type of institutional environment and this in no way adds to the value of the surrounding properties. Not to mention future sales of surrounding properties will be impacted by the knowledge the Mission is there.

Yamhill Gospel Mission to my knowledge has not met the criteria of preserving the environmental assets of particular interest to the community. If you believe community to be immediate neighbors, they currently ruin my environmental asset of a great backyard by being subject to their cigarette smoking, beer cans and garbage that has been thrown over my fence as well as residents using my tree as a place to rest, store stuff and urinate on.

Additionally, the proposed modular that will be donated by the McMinnville Unified School District was built in 1997. Significant improvements will need to be made in order for this unit to accommodate the number of people with the facilities they are proposing, including showers. As well the McMinnville Unified School District is not moving said structure, which will be up to Yamhill Gospel Mission. This will require significant capital, as well as a hardship on the neighborhood as this unit is moved into place. It is my understanding, according to Dave Haugeberg, they want this done and in place by December 1, 2015 and it will take \$1,000,000.000 to accomplish. That dollar figure will not affect the value of the property itself or dwellings, as they will always be under a conditional use permit and therefore won't be sold as single dwelling, however, that will impact the market value of surrounding homes, as potential buyers may not want to move into a neighborhood bordered by two lots (potentially three if the Eastern lot is split) specifically marked to be a homeless shelter, emergency shelter and men's shelter.

Currently I have a 6 foot fence around our yard, if I could, it would be 8 feet. I don't know their plan, however, there is an apple tree on the fence line on the southern portion of the property. I would like to see Arborvitaes planted on the fence line to enhance the fence and further separate the property.

There should be specific provisions within their conditional use permit that outlines where neighborhood complaints should be lodged, how many complaints warrant a review of the conditional lease and the type of complaint that can affect the lease. Additionally, if child care is going to be provided at the site, licenses for that purpose should also be in place before the December 1, 2015 expected opening. I would also like to see in place a proposed ordinance for surrounding areas, to minimize the impact on the neighborhood of vehicles belonging to those staying at facilities, if said vehicles are fully loaded and a person reasonably is unable to see out of the rear view mirror, those vehicles must occupy an available facility parking space, not parked on the street for longer than 24 hours. These vehicles tend to invite problems, such as vandalism. Aesthetically as well they are not in keeping with the neighborhood.

DOCKET CU 2-15

Additional submission of testimony and documentation by
Yamhill County Gospel Rescue Mission (YCGRM)

Exhibit 1. YCGRM has met the required criteria for the granting of a CUP.

Exhibit 2. Kaye Sawyer Testimony

Exhibit 1

The following is a summary of how the YCGRM has met the required criteria for the granting of the requested CUP.

A. The Proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies of the City;

Low-Cost Housing Policies:

64.00 The City of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.

The record includes letters addressing these Comprehensive Plan Policies.

1) Elise Hui, Executive Director, Housing Authority of Yamhill County

"This expansion will increase safety and access to resources for the homeless of Yamhill County." "Our agency however, does not provide any sort of temporary rental assistance or homeless shelters and absolutely relies on the partnership of agencies such as the Yamhill County Gospel Mission for this type of assistance when funds and space are available." "Please consider this conditional use permit application favorably." "It will benefit the whole community and enhance collaborations."

2) Jeff Sargent, Executive Director, Yamhill Community Action Partnership

"This is a vital role that the Gospel Rescue Mission fills with respect and compassion." "YCAP, in collaboration with the City of McMinnville, Yamhill County Government and other local non-profits and public agencies, has recently renewed their focus on short and long term solutions to address the homelessness and lack of affordable housing in Yamhill County." "The Gospel Rescue Mission's initiative is a bold and much needed step toward reaching our ultimate goal of eliminating homelessness in our communities." I urge you to support the Gospel Rescue Mission's permit application. "This project will be a valuable contribution to the well-being of individuals and families in need, and to McMinnville as a whole."

3) Mary Starrett, Vice Chair, Yamhill County Commissioner

"The Mission has helped scores of men and women recover from addictions, learn valuable job skills, strengthen their families and become contributing members of our community." "It makes sense to continue to build on that proven track record by expanding the existing facility to help solve the homeless problem we face." The Mission has been considerate of its neighbors throughout the years and can continue to do so while providing shelter and opportunities for those who are in need."

4) Silas Halloran-Steiner, Director, Yamhill County Health and Human Services

"I urge you to support this application." "Our veterans and other vulnerable populations-who sometimes slip through the cracks-will benefit from the proposed expansion,"

5) Mary P. Stern, Past Yamhill County Commissioner

"We are all well aware of the problem of homelessness in our community." "Our city is fortunate that YCGRM has stepped forward to begin to address this serious problem that impacts us all." Condition 4, in particular, should alleviate any concerns neighbors may have with the YCGRM expansion."

6) Jeff Clabaugh, Minister, McMinnville First Christian Church

"The YCGRM application for a conditional use permit is a step in the right direction." "Approval of the permit by the City of McMinnville Planning Commission would allow the YCGRM to move forward with planning, implementation and the momentum necessary for our community to proactively meet current and future needs." "I ask that you please give favorable consideration to this application for a conditional use permit."

B. That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimal impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development;

The two proposed modular buildings would be of such a density, area and height that would be consistent with permitted structures such as houses or duplexes. The two modular buildings would be compatible with and have minimal impact on the livability of the surrounding neighborhood and abutting properties. The two proposed modular buildings would be less structures than if three houses were constructed, one on each of the three lots.

The services typically provided at both facilities would be to persons not generally having a vehicle. To meet the 6 additional spaces required for off street parking, YCGRM would development six parking spaces on the Macy St. side of the property in addition to three (3) parking spaces located in the "Street Access" area on 14th Street between the existing building and the proposed Men's Facility. The traffic impact from this project on the neighbors on 13th Street and on Logan Street will not be significant. Since guests generally do not own vehicles, most traffic will be limited to staff going to and from work.

The traffic impact from several duplexes (4 living units) that could be built on the property under some other type of development would likely equal or exceed the traffic from the proposed structures.

Two vehicle parking spaces will be provided to serve the 13-bed men's facility (the triple-wide modular unit to be located on the northern portion of the site). Similarly, the proposed 35-bed emergency shelter would require the provision of four vehicle parking spaces.

C. That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional;

The proposed development would not cause adverse impacts on the neighborhood, but rather would significantly improve the proposed site and would positively impact the livability and value of abutting properties. Some of the steps to remove and reduce impacts are as follows:

- 1) Removing the existing house and attached garage and trailer house and attached structure, all of which are in a deplorable condition.
- 2) The parking, entrance, and courtyard entry will be on the east side of the property away from neighboring residences.

- 3) Landscaping will be provided as a barrier and screen to neighboring residences for privacy.
- 4) Smoke from the current smoking area filters into the backyard of the neighbors to the south of the existing facility and children playing in the area located next to smoking area were criticized.
- 5) A new smoking area not visible to the public and located on the NE side of the property closer to Macy St. will be developed. This area will border the industrial zone where there are no residences.
- 6) Moving this smoking area will also reduce any noise impact from guests on the neighbor to the south.
- 7) The children's play area will be moved away from the current facility into a courtyard near Macy Street where it will be visible for parents to continually watch their own children and reduce the noise impact on the neighbor to the south.

D. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants;

Lot 6 currently has an older house and garage that will be torn down and removed from the premise. After the Shelter has been completed, an attractive triple wide modular (40 ft. X 66 ft.) would be placed on the site.

Lot 7 currently has an older single wide mobile home used as a rental by the Holst Estate. This mobile home would be moved off the property and replaced by an attractive 28 ft. X 64 ft. double wide modular.

The staff report states as follows:

- 1) "Most of the landscaping was established quite some years ago and is currently neglected and in a very poor state." (See page 1-2)
- 2) "The applicant indicates that landscaping would be strategically placed on the property to promote a pleasing aesthetic look and a buffer between both the Macy Street and 14th Street properties." Staff understands that it is the applicant's intent to work with the neighbors to develop an overall landscape plan for the site. We have also been advised that the applicant

has met with at least one of the neighbors about such a plan." (See page 6)

E. The proposal will preserve environmental assets of particular interest to the community;

One environmental asset of particular value to the community is the large established fir trees.

The staff report notes as follows:

"In addition they note that the large fir trees will be kept in place to maintain shade and enhance the overall look of the property." (See page 4)

F. The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.

Mr. Haugeberg testified that a steering committee has been established to raise approximately \$1 million to adequately fund the building, landscaping and programs that are a part of this application.

The staff report states as follows:

"The applicant has now completed almost eight successful years managing this facility. (See page 8) The applicant, Yamhill County Gospel Rescue Mission (YCGRM), is requesting approval of a conditional use permit to allow establishment of a year-round social relief facility providing residential care for up to 35 persons. The applicant states that these facilities will be staffed by trained volunteers and paid employees at all times and will primarily be a place for guests to begin the process of self-sustainability toward employment and a permanent housing search in addition to providing basic shelter in emergency situations." (See page 2)

Respectfully submitted,



Kaye Sawyer, Executive Director, YCGRM

EXHIBIT 2

September 24, 2015

McMinnville Planning Department
231 NE 5th St
McMinnville, OR 97128

The following is additional information addressing opposition testimony from the Planning Commission hearing on September 17, 2015 regarding the Mission's request for a Conditional Use Permit.

1. The guests are aware of the importance of the Mission policies and rules as they pertain to the CUP we are currently operating under (see guest rules attachment in the original report). These guests are grateful to have a bed and actually self-police each other to the extent of reporting those not following rules. The Mission continues to have an hourly fire watch around the building during the night.
2. Opposition testimony indicated that the Mission had a New Year's Eve party with fireworks. On New Year's Eve, mission staff locked the doors at 10 pm as they do every night and heard the party as well coming from the corner of 13th St and Macy St. Any neighbors to the west of us may have thought the noise originated at the Mission but guests are not allowed by staff to have any parties at the Mission.
3. The outside fundraisers mentioned at the hearing are yard sales we had this spring. I did not receive any information from any neighbors that this was disruptive and can certainly stop doing them if it is creating a hardship.
4. The Mission plans to alarm all exit doors (existing and future buildings) for the safety of small children that may try to wander during the night. In addition, the exit door alarms would be activated in case of an emergency for anyone coming or going through those doors.
5. The concern of smoke from the smoking area filtering into the neighboring backyard would be solved by moving that area to the Macy Street side (see current and proposed smoking area on Attachment #1)
6. Opponent testimony talked about prowlers and thefts occurring on neighboring property as well as disturbances in the area. The Mission is not in a position where we can police any person in the neighborhood although staff has reported suspicious activity in the past (in the same general area) and none of the subjects involved have ever been affiliated with anyone at the Mission.

I requested a report from YCOM (911 dispatch center) of various types of disturbances that occurred in the 2 block area near the Mission and close

to where the affected neighbors are located. The report shows 28 disturbances in the last 5 years (see Attachment #2). The McMinnville Police Department indicated that they would be forwarding call information related to the Mission to the Planning Commission. The attached CAD report does not include any calls at or involving the Mission address.

I am personally aware of an incident in 2009 where the Mission had a need to have the police present while we escorted a guest to another location. This guest had been asked to leave, became verbal, and was no longer allowed to stay on the property. Within a 10 minute period the area was quiet.

7. Attaching a letter from a couple with children that stayed at the Mission and is now in their own home and volunteering at the Mission. This letter speaks to the safety of the guests that stay at the Mission (see attachment #3).
8. Attaching a letter from a female guest that has been staying at the Mission that can speak to the type of guests that stay at the Mission and the general safety (see attachment #4).
9. Attaching a letter from one of our volunteers that has been working shifts at the Mission and can speak to the operations of the Mission (see attachment #5).
10. Attaching letters from neighbors that had planned to come to the September 17th meeting but were unable to attend. These letters support the Mission and our current operation (see attachment #6 letters).
11. Attached is a letter from Bill Maas who attended the hearing. His letter supports the CUP application (see attachment #7).

I hope this clarifies the Mission's position and gives the neighbors and the Commission a better idea of how we operate.



Kaye Sawyer
Executive Director
Yamhill County Gospel Rescue Mission



Mission Statement

To provide; food, shelter, and hope for the soul, through the love of Jesus Christ.

Yamhill County Gospel Rescue Mission (YCGRM) Guest Rules and Responsibilities

Guest is Subject to Immediate Expulsion if Rules and Responsibilities are violated

On Intake You will be:

1. Asked to provide a Urine Analysis and Breathalyzer Test by YCGRM Staff.
2. Asked to sign a Waiver Form testing for Alcohol/Drug use.
3. Asked to sign a Waiver Form releasing YCGRM Staff, Employees and Volunteers from any liability.
4. Asked to sign a Release of Information / Confidentiality Waiver Form.
5. Asked to provide Current Picture Identification.
6. Asked to allow YCGRM Staff to take photo for our files.
7. Asked to agree to an inspection of all personal property on Mission intake. Weapons and sharp objects will be confiscated, including knives, pocketknives, scissors, and needles and placed in secure storage for the duration of Guest's stay, and returned when leaving.
8. Provided a copy of these Rules and Responsibilities, Waivers, and all other documents that have been signed.
9. Given a tour of the Mission Facility and introduction to the current Guests.
10. Given a Laundry Day and Bed Assignment with Bedding and Toiletries as needed.
11. Given instructions on how the Mission "Sign IN/OUT Log" is filled out and signed correctly, accepting Daily Accountability and Responsibility to Rules and Responsibilities Waivers, and all signed documents.
12. Offered a Bible as a gift from the Staff at the Yamhill County Gospel Rescue Mission.
13. All incoming medications will be declared and properly identified and in the original container provided by a Doctor or Pharmacist only. Makeshift containers will not be allowed. Medications will be secured in the Mission Medication Closet at all times. Guest is responsible to notify YCGRM Staff of any changes to prescriptions immediately.
14. Men, Women and (children) are allowed in their respective sleeping areas only.
15. Harassment of any kind (Physical, Verbal, Sexual etc) is grounds for Immediate Expulsion.
16. **Alcohol, illegal drugs or unauthorized prescriptions are prohibited on Mission property.**
17. Any aggressive or disruptive disturbances or outbursts will be subject to Immediate Expulsion from the Mission property.
18. Sleeping Area Emergency Exit Doors will be used in case of Emergency Evacuation only.

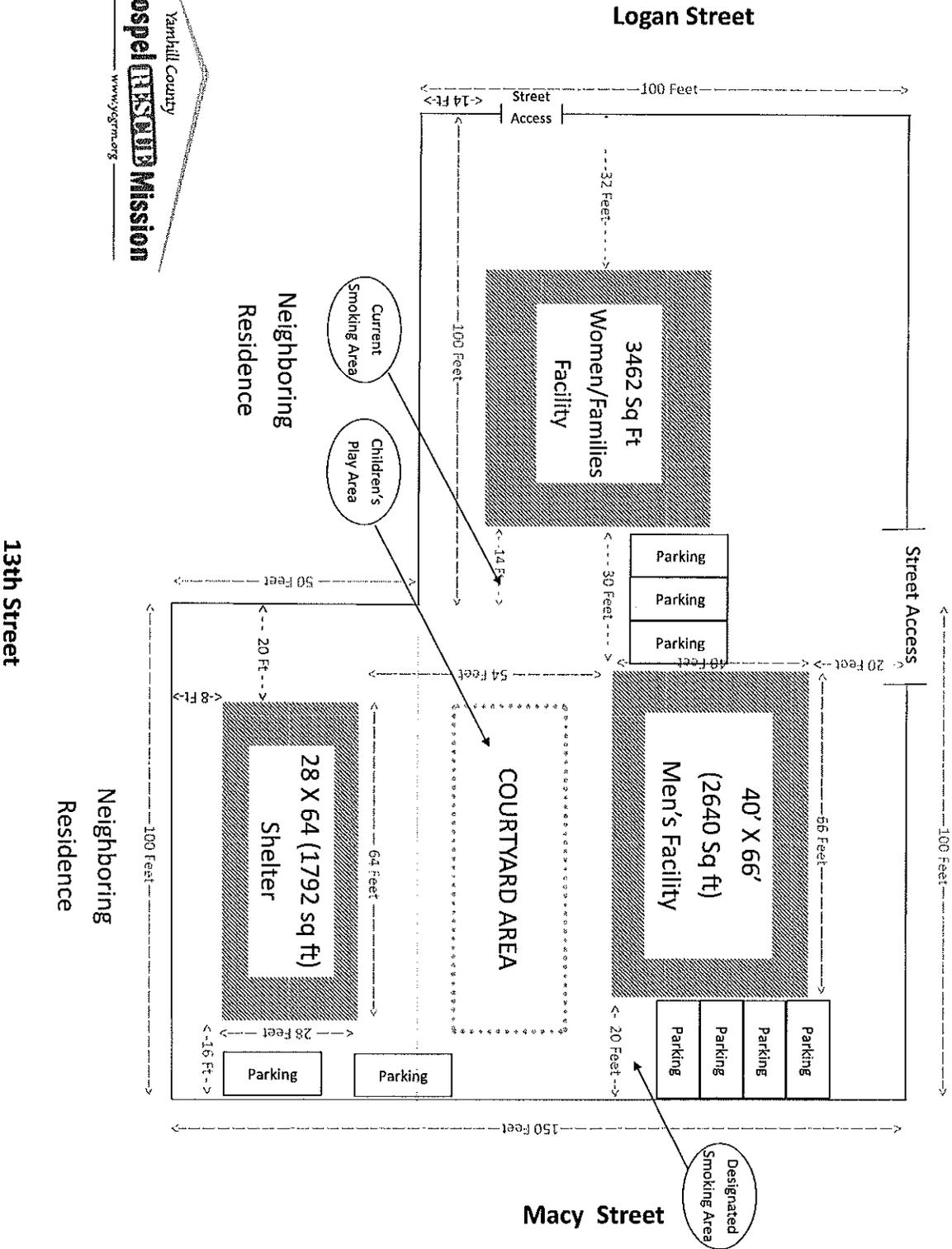
19. No one is allowed to leave the property after signing in except for conditions approved by staff. All guests need to be at the mission by 9 pm. Building entry doors are locked at 10 pm. **"ONCE SIGNED IN YOU MUST STAY IN,"** Unless approved by staff: examples are Family Emergencies, Church or Recovery Programs and work.
20. If any guest leaves the building during the night between the hours of 10:00 pm and 7:00 am, they will NOT be allowed back in without prior authorization from Staff.
21. YCGRM is a Non-Smoking/Tobacco use environment. Tobacco use is only permitted in designated Tobacco use areas at the discretion of YCGRM Staff. **NO CHILDREN ARE ALLOWED IN THE SMOKING CORALL.** Only one person in the Tobacco use area at a time between 5:00 am to 7:00 am and 8:00 pm to 10:00 pm. The Tobacco Use Stick will be used at this time. Any Tobacco Paraphernalia or products left visible or unattended anywhere in or on the premises of the Mission (including your bed area) will be confiscated and destroyed by Staff.
22. Keep all unsecured valuables with you or within your control. YCGRM is not responsible for the loss of any personal property.
23. **No loitering in vehicles or in street area near or around the Mission at anytime.**
24. House telephone may be used during normal daytime hours.
25. No Loitering at the entrance doors of the Men's or Women's sleeping areas.
26. No Eating or Drinking in the sleeping areas. Only water is allowed in the Sleeping areas.
27. **Guests are not allowed to bring in personal food or drinks, inside the mission or store them here unless for a medical reason (must have Doctors note).**
28. Cell phones must be turned off (or set to vibrate) at all times.
29. One person per bed at all times, only exception would be mothers' with small children.
30. **Wash hands Every time before leaving the bathroom.**
31. Children must be with their Parent(s) and Supervised at all times.
32. **Weekdays:** Lights out at **10 pm** and lights on again at **7 am.** **Weekends:** Lights on at **8 am.** "Lights out" is complete quiet.
Any pre-bedtime activities and **Chores** must be completed **BEFORE** "Lights Out".
33. You have a right to a peaceful night's sleep. We ask you to keep your voice low while in the sleeping areas before lights out and do not use electronic sound making devices after lights out.
34. You have the right to be treated with dignity and respect and to give YCGRM Staff and other Guests the same.
35. You have the right to expect that conversations with Staff regarding addiction, medical and mental health services are kept confidential.
36. You have the responsibility to report incidents of suspected physical abuse, theft, drug or alcohol use to YCGRM Staff on duty.
37. Showers are available to those who can shower independently (**6-8 minutes showers**).
38. Leave NO soap/shampoo or any other personal toiletries in shower stalls. Before showering, spray stall with bleach provided by Staff.
39. Keep Sleeping areas and Restrooms clean and orderly at all times.

40. We reserve the right to expel any individual who refuses to comply with any rules or causes a disturbance.
41. Laundry day procedure will be followed; 1 load per person, per week. Laundry machine settings are to be set for Cold/Cold water and no extended Rinse cycles only. Laundry time is between 7:00 AM and 5:00 PM.
42. If you don't show up for a night (unless proven emergency), you will not be allowed back in for a time to be determined by Staff, and you will drop to the bottom of the intake list.
43. After 3 write ups of any of the rules and regulations, you will be asked to leave for a time to be determined by Staff, and must schedule when you be allowed back to the Mission. You will drop to the bottom of the intake list.
44. A Budgeting and Individual Success Plan (ISP) will be discussed after intake, and evaluated approximately 2 weeks thereafter.
45. **Meal and snack times are posted. These times are to be noted and followed by all guests and staff.**
46. **Kitchen is off limits to all Guests unless assigned by YCGRM Staff for assisting with clean up after meals.**
47. Bus passes can be checked out. Must Be Approved By Staff
48. You are welcome to volunteer to help the YCGRM Staff at anytime at their discretion.
49. Internet access is available at the YCGRM Technology center at the discretion of the Executive Director.
50. VHS /DVD movies may be watched providing the movie is rated "**G**" or "**Christian**". The Staff/Volunteer on shift will review all movies prior to viewing, and may discontinue or remove any movie at their discretion.
51. YCGRM approved visiting times. **Sun & Fri: 6:30 pm - 8 pm, Sat: 11am-1pm.**
52. Physical Displays of Affection between guests are not allowed at any time. **Anyone forming a relationship leading to intimacy or sexual activity with another guest, volunteer, or staff member will be asked to leave.**
53. Feel free to join us when there is a Bible study, or other functions we participate in.
54. You have the responsibility to report all violations to YCGRM Staff. If you see or know of anyone who has violated any Rules or Responsibilities and you do not bring this violation to the attention of Staff, you will be held equally accountable and will face consequences that may include Immediate Expulsion.
55. Appropriately dressed in common areas and in sleeping areas.
56. **No Candles** of Any Kind at Any Time in the Mission.
57. There will be absolutely **NO SLEEPING OR NAPPING DURING THE DAY IN ANY AREA OF THE MISSION.** If you are ill, or you have worked the late shift; these are the only exceptions to this rule. All other reasons: **MUST BE APPROVED BY STAFF.**

I HAVE REVIEWED AND ACCEPT THE RULES AND REGULATIONS LISTED ABOVE.

Signature

Date



*1 inch = 20 Feet
Shrubs/Trees

13th Street

Macy Street

ATTACHMENT #2

**All calls of type DOM, DOMN, HRS, NOI, ORD, FGT, or FGTN
From Jan 1, 2010 to Sept 1, 2015**

At addresses 1303, 1310, 1323, 1339, 1405, 1409, 1411, 1415, and 1420 NE LOGAN ST

Complaint Description Date_Received

DOM DOMESTIC / FAMILY 10/29/2010 09:26:05
DOMN DOMESTIC/FAM WEAPON 01/06/2011 17:09:50
DOMN DOMESTIC/FAM WEAPON 01/17/2011 00:33:52
DOMN DOMESTIC/FAM WEAPON 04/21/2011 21:58:27
DOM DOMESTIC / FAMILY 05/26/2011 17:00:58
DOMN DOMESTIC/FAM WEAPON 06/05/2011 12:33:48
DOM DOMESTIC / FAMILY 08/31/2011 09:37:50
DOMN DOMESTIC/FAM WEAPON 10/31/2011 19:23:43
HRS HARASSMENT 11/27/2011 22:51:53
DOMN DOMESTIC/FAM WEAPON 02/13/2012 19:42:35
DOMN DOMESTIC/FAM WEAPON 04/09/2012 15:37:11
DOMN DOMESTIC/FAM WEAPON 04/25/2012 07:52:09
DOMN DOMESTIC/FAM WEAPON 05/27/2012 15:44:01
DOMN DOMESTIC/FAM WEAPON 10/03/2012 20:49:42
HRS HARASSMENT 01/24/2013 16:28:53
HRS HARASSMENT 02/11/2014 14:03:48
NOI MISC. NOISE . 05/11/2014 21:33:52
HRS HARASSMENT 05/16/2014 17:45:35
HRS HARASSMENT 06/28/2014 05:33:04
DOMN DOMESTIC/FAM WEAPON 09/11/2014 22:01:20
HRS HARASSMENT 10/20/2014 18:39:45
NOI MISC. NOISE . 11/11/2014 23:25:16
DOMN DOMESTIC/FAM WEAPON 11/12/2014 01:15:51
DOMN DOMESTIC/FAM WEAPON 11/18/2014 10:02:06
DOM DOMESTIC / FAMILY 02/01/2015 21:11:49
DOMN DOMESTIC/FAM WEAPON 03/02/2015 12:09:00
DOMN DOMESTIC/FAM WEAPON 06/30/2015 20:05:08
DOMN DOMESTIC/FAM WEAPON 08/07/2015 13:00:52
DOMN DOMESTIC/FAM WEAPON 08/07/2015 13:00:52

9/24/2015

My name is Christal Niedemann
and our family stayed at the Yamhill
County Gospel ~~Center~~ Rescue Mission
for awhile. We ~~are~~ have 3 children
who are age 12 years, 11 years and 8 years.

I would recommend anyone to the
mission. We all had chores to do
and I even asked that my children
had a chore on the weekend. The
mission has alot to offer. The mission
is a place that would help you make
a daily living of chores so it becomes
an automatic when you move into your
own place. When I ended very
sick living at the mission, I was
well taken care of. Summer came
along and I noticed that out back
where planter boxes and I asked
if I could clean them out and
plant seeds and take care of the
garden cause thats my passion
and I was told I could. ~~I~~

~~was~~ I was able to grow alot
of produce for the mission.
I started to volunteer at the
mission to give back what was

given to my family and I enjoy
the mission.

IT

Izzy Tiedemann

Christal Tiedemann

Christal Tiedemann

Cell# 503 437 3621

61 NW Meadows D

Mcminnville or

97128

September 24, 2015

To Whom It May Concern:

My name is Amy Potter. I am currently a resident at the Yamhill County Gospel Rescue Mission located at 1340 NE Logan St, McMinnville, OR 97128.

I am writing to provide additional testimony in support of the expansion of the Mission. Although for me this is an emotional subject, I will refrain from making this letter about that. I will address what I believe needs to have more support testimony shown.

Clearly, two new buildings and professional landscaping to all three structures and properties will be more attractive than two lots with neglected and abandoned homes on them. Eyesores is what those properties currently are. Neglected and abandoned properties attract vagrants. Vibrant, vital, well-maintained properties do not.

This city has continued to do a magnificent job at preserving ancient trees in the community such as those at the city parks as well as the one at the corner of 6th and Galloway. There is a tree on the property in question that should be preserved as one of these ancient beauties. The proposed landscaping should factor that in.

I would like to address the safety of YCGRM. This facility puts not only their residents' safety as paramount but the neighborhoods' as well. As a resident, I have always felt safe here. The staff ensures that persons who come to our shelter are following all rules as set forth by the board of directors. All guests must pass a UA and a Breathalyzer and are subjected to a search of their property. Random UA's and Breathalyzer are administered to guests as well as if there is a concern as to whether or not someone has been using. If someone becomes combative or disrespectful or rude they are asked to leave. Persons who pose a threat to others here or to our neighbors are escorted away from the neighborhood either by staff or by law enforcement.

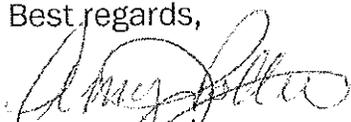
I would also like to address the character of the people who stay at the Mission. The people who stay are people who are committed to finding a better

way of living than how they were. We are committed to conquering addictions, finding employment and long-term stable housing. We are people who recognize that we have been given an opportunity to make not just ourselves and our own lives better but to become a positive force in the lives of others. We attend various churches, participate in community service, and attend NA or AA meetings and Bible studies. The people who stay at the Mission are good people who have had some sort of tragic set back in their lives. The Mission provides us a conduit to become a productive member of the community in which we live. The people at the Mission are not running amuck in the community. We are mothers, fathers, and children. We are not vagrants, degenerates, and scoundrels.

I will say that this community is in dire need of the assistance provided by YCGRM. Although they currently help many members of this community (I included), what amazing numbers would we see helped by this expansion. It would help to serve not just the emergency need but the short term 1 month need. Although this expansion is needed, it is not and should not be considered the final answer to the growing problem of homelessness in our community. As a community we need to find a Christian way to deal with this growing issue.

Thank you for the opportunity to provide this additional testimony in support of the YCGRM expansion.

Best regards,



Amy E. Potter

September 20, 2015

To: The McMinnville Planning Commission
Re: Yamhill County Gospel Rescue Mission

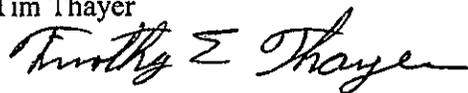
I was at the Commission hearing last Thursday and listened to some of the opposition that was presented against the Mission. I am a volunteer at the Mission and come in 4 to 5 days a week to help out by doing shift work (answering phones, helping the guests, and helping paid staff the best that I can).

I was very upset with some of the complaints that were directed at the Mission and know for a fact that when I'm there, the rules are enforced. I am also one of those people that do the fire watch several times a night by walking around the building. The odds of catching someone crawling out of a window are very high and I've never seen anything like that happen. I honestly do not even see a reason for someone to want to crawl out of a window since the main purpose they come is for a place to sleep. I can say that I have had the police drive by before because I had seen suspicious activity in the neighborhood. What I saw had nothing to do with the Mission but I figured the neighbors wouldn't mind if I called it in and had them check it out.

I had also heard someone mention that the Mission had a New Year's Eve party. I was at the Mission on New Year's Eve working a shift as voluntary staff, and can tell you that the doors were locked and everyone was in bed by 10 pm. The fireworks and party that I was hearing came from the area on the SE side of the Mission and for someone living on the west side may have thought it was coming from the Mission. It was not.

One last thing I want to mention is that the people staying at the Mission are not allowed to yell, cuss, or cause any type of disturbance or they have to leave. The current neighbor that stands out in his yard, frequently yelling profanities while I'm walking on the Mission property and even threatened to shoot me at one time (while packing a gun) is way more of a threat to the neighborhood than anything I've ever seen at the Mission.

Tim Thayer



Volunteer,
Yamhill County Gospel Rescue Mission
745 SE Baker St, McMinnville, OR

Address 825 NE Logan St. corner 8th Date 01-24-15

- 1. How long have you lived here? 10 yrs (my mother before me)
- 2. Do you feel that the Mission has had an impact on the neighborhood (good or bad)? Yes No
 - a. If yes, what type of impact?

most of our neighborhood has small children and initially afraid of the mission, but by now they have proven their professionalism and safety as part of our community. We welcome the expansion project & wish them well in the future.

- 3. Have you brought any issues you may have to staff and how was it addressed?

I have always appreciated the staff's open ness and willing with the few problems ever needing their help. Mainly ones parking and trash at times. These have been few and far between.

- 4. Have you had any ongoing issues with where guests & staff park their vehicles at the Mission? If so, what are the issues and how did staff respond?

None. If you need more info feel free to contact myself (retired Army Ranger) or my wife a Supervisor of Nursing at WVMC (male) Mallory 971 241-9224 Kara 971-241-3501

Name: Mallory & Kara Sump Signature: [Signature]
 (Printed)

Address 1339 NE Logan St.

Date 9-20-15

1. How long have you lived here? 3 yrs & 6 months
2. Do you feel that the Mission has had an impact on the neighborhood (good or bad)? Yes No
a. If yes, what type of impact?

Good, It teaches people to help the less fortunate.

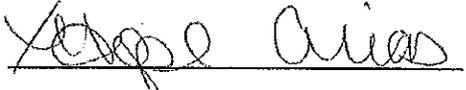
3. Have you brought any issues you may have to staff and how was it addressed?

Yes, but I have never had a single problem with anyone from the mission. I give them food, have donated Easter baskets for the kids there, clothes and more.

4. Have you had any ongoing issues with where guests & staff park their vehicles at the Mission? If so, what are the issues and how did staff respond?

Guests often park their cars beside my house. We are very OK with them parking there. We don't have any problems!

Name: Hope Arias
(Printed)

Signature: 

To Whom it may Concern, Sept. 20, 15

I live at 1339 N.E. Logan St.
directly accross Logan St from the
mission. We moved into this house
on April 1st. 2012. I have 3
girls that lives here as ~~long~~ ^{well} as
my husband & I. We have never
had a single problem with the mission.
People park next to my house. This
is 100% fine. We have donated a lot
of things to the mission. We want
the mission to STAY where it is.
Everyone has always been very
nice and happy to us! We hope
that you will expand and help more
families. Thank-you, ~~Yope~~ Auias

Address 1420 N.E. Logan St #BDate 7-22-151. How long have you lived here? 6 yrs2. Do you feel that the Mission has had an impact on the neighborhood (good or bad)? (Yes) No

a. If yes, what type of impact? you all help people who need help! Especially down on their luck. you "the mission" has given the unfortunately, I hope for a better future. life style, they r given a second chance at the mission, where no one else they can turn to..

3. Have you brought any issues you may have to staff and how was it addressed?

absolutely no issues at all. all people and staff has been, polite, nice, i never hear any thing - out of ordinary, mostly quiet, do not ever hear, any thing bad about the mission.

4. Have you had any ongoing issues with where guests & staff park their vehicles at the Mission? If so, what are the issues and how did staff respond? no not at all.

Name:

Cheryl L. Cervantes
(Printed)
Cheryl L. Cervantes

Signature:

Cheryl L. Cervantes

EXHIBIT 6.4

Address 1405 NE Logan St

Date 9.25.15

1. How long have you lived here? 3 month
2. Do you feel that the Mission has had an impact on the neighborhood (good or bad)? Yes No
a. If yes, what type of impact?

Helping families in their time of
need.

3. Have you brought any issues you may have to staff and how was it addressed?

Yes. it was the parking. I went to the boose
and talked to the director and she had left her
client from parking at my side street parking.

4. Have you had any ongoing issues with where guests & staff park their vehicles at the Mission? If so, what are the issues and how did staff respond?

NO. if I had any issue the staff @ the
mission is willing to sit down with me and
come up with a solution

Name: Rscheltz
(Printed)

Signature: [Signature]

Attachment 6.5

September 25, 2015

To the McMinnville Planning Commission,

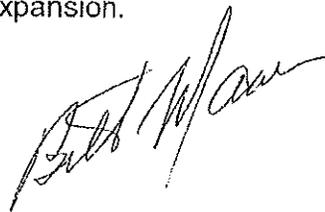
Regarding the Yamhill County Gospel Rescue Mission

My name is Bill Maas. I testified before the Planning Commission on Sept. 17th regarding the Gospel Rescue Mission's CUP.

Having considered the testimony of others, I feel further information would be helpful to the Commission. The Commission should know that I did occupy a unique role in this discussion as I am a property owner across 14th Street from the Mission. My granddaughter lives in this duplex. From another perspective, my granddaughter's half-sister was a guest and received services at the Mission. I did stand up when the audience was asked to do so if they supported the application.

The testimony from individuals regarding criminal activity (trespass, theft, etc.) on their property is not occurring on my property nor have I had problems with the Mission's guests.

I do not object to the Mission's expansion proposal. I am not opposed to the emergency shelter. However, I am concerned about the impact of the number of people this will bring to our community. I also do not want this support to be considered as a statement of support for any future yet to be determined expansion.

A handwritten signature in black ink, appearing to read "Bill Maas", is written in a cursive style.

September 25, 2015

To the McMinnville Planning Commission,

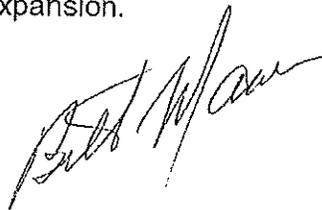
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A handwritten signature in black ink, appearing to read "Bill Maas", is written in a cursive style.



Providing Food, Shelter and Hope for the Soul Through the Love of Jesus Christ

October 2, 2015

TO: McMinnville Planning Commission, Docket CU 2-15

In response to the letter sent in by Amy McNeill, I would submit the following:

I am not sure if Amy obtained a copy of the Mission's original application for a Conditional Use Permit (CUP), but the Mission's application for a CUP included detailed documentation as to how the social relief facility meets the required criteria.

Contrary to Amy McNeill's submittal regarding the amount of usage of the Shelter, its usage is limited as explained in the application and at the hearing. The proposed child care during the daytime only is to provide an area for someone to watch a child or few children while the parent(s) are attending a job interview, court, or meetings where a child would become a distraction. This idea is for those few families that cannot afford child care. The number would not exceed 5 children at any one time. Many families have this many children in their home.

The inconvenience and impacts of moving modular type buildings onto the property would be minimal. It would take far less time (a few days to put in place) as well as much less noise compared to the onsite construction of a building. The placement of each building would also be approximately 6 months to a year apart.

As to the property values, it is important to note that of all the other neighbors who testified in person and or by letter, not one raised the issue of the Mission's expansion having a negative impact on neighborhood property values. The Commission should also know that this is an issue that is not really relevant to Amy McNeill as she is a renter not a property owner (See attached First American Title Ownership Information showing the property where she resides at 1310 NE Logan is owned by Clifford D. Stirewalt).

Amy McNeill's suggestion of planting arborvitae along the property lines where her residence abuts the Mission is a good idea and we will most likely have them put in. Our guests have always done a good job of taking care of the yard and would maintain the shrubbery. If there were any chance of smoke drifting 100 feet toward a neighbor's yard, it would most likely dissipate if it reached the arborvitae type shrubs.

Thank you for your consideration.

Kaye Sawyer, Executive Director

Kaye Sawyer
Executive Director
kaye@ycgrm.org

Tim Philips
House Manager
tim.philips@ycgrm.org

Sonya Deranian
As'st House Manager
sonya@ycgrm.org

Donna Nowak
Office Specialist
donna@ycgrm.org

Chris Zeek
Kitchen Manager
chris.zeek@ycgrm.org

Executive Board

Tim Beevers

Adam Dean

William Cleck

Clint Gabrys

John Lautenbach

Debra Whiting



First American Title Company Of Oregon

McMinnville Office
775 NE Evans Street
McMinnville, OR 97128
Tel (503) 472-4627
Fax (866) 800-7294
Email: cs.mcminnville.or@firstam.com

Newberg Office
515 E. Hancock
Newberg, OR 97132
Tel (503) 538-7361
Fax (866) 800-7290
Email: cs.mcminnville.or@firstam.com

METROSCAN PROPERTY PROFILE: YAMHILL COUNTY

Prepared For :
:
:
:
Prepared By : Vickie Tillotson Date: 9/29/2015
Add Comments :
:
:
:

OWNERSHIP INFORMATION

Parcel Number : 138087 R:04W T:04S S:16 Q:SE QQ:SW
Ref Parcel : R4416DC 01801
Owner : Stirewalt Clifford D
Site Address : 1310 NE Logan St McMinnville 97128
Mail Address : PO Box 761 Oregon City Or 97045
Telephone : Owner Tenant
Legal : LOT 1 BLOCK 58 OAK PARK ADDITION =
: 010750 SQ FT & LT 2

SALES AND LOAN INFORMATION

Transferred : 12/17/2003 Loan Amount :
Document # : 31760 Lender : American Hm Mtg
Sale Price : Loan Type : Conventional
Deed Type : Bargain & Sale Interest Rate : Fixed
Prior Doc # : 5387

ASSESSMENT AND TAX INFORMATION

	RMV	MAV	TAXES
Land	: \$81,831		Exempt Type :
Structure	: \$79,114		Levy Code: 40.0
Total	: \$160,945		14-15 Taxes : \$1,777.16
% Improved	: 49		2013 Taxes : \$1,716.03
			2012 Taxes : \$1,673.92

Page 1 of 2

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.