



AGENDA

ASTORIA PLANNING COMMISSION

May 22, 2018

6:30 p.m.

2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS (Welcome to Tiffany Taylor) In accordance with Sections 1.115 of the Astoria Development Code, the APC needs to elect officers; Recommendation: update Secretary Anna Stamper to Tiffany Taylor
4. MINUTES
 - a. April 24, 2018
5. PUBLIC HEARINGS
 - a. Conditional Use (CU18-03) by Trevor Alaine to locate a three bedroom bed and breakfast in an existing single family dwelling at 222 McClure Ave. (Applicant has requested a continuance of the public hearing and permit review to June 26, 2018 APC meeting)
6. WORKSESSION:
 - a. Review proposal of code amendments to address emergency shelters
7. REPORT OF OFFICERS
8. NEW BUSINESS
9. STAFF/STATUS REPORTS
10. PUBLIC COMMENT (Non-Agenda Items)
11. ADJOURNMENT

<p>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.</p>
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ASTORIA PLANNING COMMISSION MEETING

Astoria Senior Center

April 24, 2018

CALL TO ORDER:

President Fitzpatrick called the meeting to order at 6:31 pm.

ROLL CALL:

Commissioners Present: President Sean Fitzpatrick, Jennifer Cameron-Lattek, Daryl Moore, and Joan Herman. Brookley Henri arrived at 6:37 pm.

Commissioners Excused: Kent Easom and Jan Mitchell

Staff Present: Planner Nancy Ferber. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES:

President Fitzpatrick asked for approval of the minutes of the March 27, 2018 meeting.

Commissioner Cameron-Lattek noted the following corrections:

- Page 10, 4th Paragraph – “Commissioner ~~Cameron-Lattek~~ **Henri** said she was uncomfortable approve the S-2A zone because of the outright uses and would be more willing to discuss the S-2 zone.”
- Page 10, 5th Paragraph – “Commissioner ~~Henri~~ **Cameron-Lattek** said she was sympathetic to the problems with trying to do something with land that is zoned for a market that does not exist...”

Commissioner Moore moved that the Astoria Planning Commission approve the minutes as corrected; seconded by Commissioner Herman. Motion passed unanimously.

PUBLIC HEARINGS:

President Fitzpatrick explained the procedures governing the conduct of public hearings to the audience and advised that handouts of the substantive review criteria were available from Staff.

ITEM 4(a):

A17-03 Amendment Request (A17-03) by Kevin Cronin, consultant, for a map amendment at 3738 Leif Erickson Drive from S-1 Marine Industrial to S-2 General Shorelands to facilitate additional non-marine related development (continued from the March 27, 2018 meeting.)

President Fitzpatrick confirmed with Staff that this application had been withdrawn.

ITEM 4(b):

CU18-02 Conditional Use (CU18-02) by Mike Oien, dba Terry's Plumbing to locate a plumbing shop (contract construction service) in an existing building at 415 Gateway Street.

President Fitzpatrick asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. He asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare.

Commissioner Moore declared that he drove by the location.

President Fitzpatrick asked Staff to present the Staff report and make a recommendation.

Planner Ferber reviewed the written Staff report and made photographs available at the dais. No correspondence had been received and Staff recommended approval of the request with the conditions listed in the Staff report.

President Fitzpatrick opened the public hearing and called for a presentation by the Applicant.

The Applicant confirmed he did not have a presentation.

President Fitzpatrick called for any testimony in favor of, impartial to, or opposed to the application. Hearing none, he confirmed Staff had no closing comments. He closed the public hearing and called for Commission discussion and deliberation.

Commissioner Herman said she believed the location was good for a plumbing business and she did not have any issues with the request.

Commissioner Moore stated he was satisfied that the criteria had been met.

Commissioners Cameron-Lattek and Henri said they were satisfied with the findings in the Staff report.

President Fitzpatrick agreed that the location was appropriate for the proposed use.

Commissioner Moore moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU18-02 by Mike Oien; seconded by Commissioner Herman. Motion passed unanimously.

President Fitzpatrick read the rules of appeal into the record.

WORK SESSION:

Item 5(a): Review of Proposed Code Amendments to Address Emergency Shelters

Planner Ferber presented the most recently updated code language being proposed, which was included in the Staff report. Correspondence received was made available at the dais.

Commissioner Herman read into the record a letter submitted by Commissioner Jan Mitchell.

President Fitzpatrick called for public comments.

Rick Bowers, 357 Commercial, Astoria, understood the proposed amendments would apply to warming centers and emergency shelters with more than ten guests. He asked if facilities that wanted to serve less than ten people would be allowed.

Commissioner Moore explained that the proposed amendments would only regulate a warming shelter that served ten or more people. A shelter that served fewer than ten would still be allowed as they are now and the City would only get involved if complaints were submitted to Staff.

Several members of the audience indicated they preferred to speak after hearing the Commissioner's discussion. President Fitzpatrick asked if anyone else wanted to comment at this time.

Dan Parkison, 550 State Route 401, Naselle, WA, stated most buildings in the city that were not originally built as a dormitory or hotel would not have been constructed to comply with fire codes. Therefore, if warming centers are allowed to operate, the State Fire Marshall would need to waive the applicable fire code requirements. He had a copy of the State Fire Marshall's technical advisory that indicated this waiver would be granted for a maximum of 90 days. He believed almost any building in Astoria operating a warming center would need the waiver. Language about the State's waiver should be included in the code and the technical advisory should be used as the guiding document because the State's requirements may change. He believed churches were most appropriate for hosting warming centers because unlike other buildings, they contained facilities to accommodate a warming center's part-time, nighttime use, which would not interfere with other uses in the

building. Serving the poor is a core part of each churches' mission and he had spoken to multiple ministers who supported the idea of a warming center. Therefore, he believed warming centers should be allowed in any zone that contains a church. Conditional uses currently allowed in the R-3 zone include boarding houses, congregate care, and recovery centers.

Planner Ferber explained that allowing uses in churches can get complicated, particularly if a church is a nonconforming use in a residential zone. Churches are defined in the code as a semi-public use and it would be difficult to draft language expanding a specific, nonconforming use to allow accessory uses specifically for churches. The Commission could create a definition for churches or add language for accessory uses to semi-public uses.

Commissioner Moore briefly reviewed the events and factors that led the proposed code amendments, which are intended to address critical language missing from the Code to allow this use while also addressing impacts to neighborhoods created by this use. Eliminating churches as a place to operate warming centers is not a goal. He used the State's technical advisory verbatim in the proposed code language, so it would make sense to reference the advisory instead of duplicating it if possible. Language regarding impacts to the neighborhood would give Staff the ability to deal with a warming center that was disruptive.

The Planning Commission reviewed and discussed the comments made at their February 27th work session and updates made to the proposed code language since then, which were included in the agenda packet. Their key comments were as follows:

- All Commissioners agreed a minimum of ten guests was an appropriate trigger for the conditional use permit. Planner Ferber recommended additional language indicating that warming centers with fewer than ten guests could still be regulated by building codes.
 - The Commission considered allowing warming centers in R-3 zones with special conditions. There had been public comments in favor of R-3, but larger occupancies would have a greater impact to the neighborhood. Additionally, impacts to neighborhoods were relative to a warming center's management combined with their occupancy rate. However, conditional uses would allow for a lot of feedback from the community and a review of each warming center individually.
- The Commission discussed and was divided on allowing warming center in R-1 and R-2 zones. Warming centers that served 10 guests or less were already allowed in these zones. This code amendment would allow a high-density use and the R-3 zone is built to handle the higher densities. Residents of lower density zones expect a quiet neighborhood with minimal traffic, but residents of higher density zones expect a livelier environment. President Fitzpatrick believed residents of higher density zones typically had lower incomes and he feared that allowing warming centers for more than ten guests in R-3, but not R-1 and R-2, seemed to indicate lower income residents did not have as much right to neighborhoods not impacted by warming centers. This seemed discriminatory.
- On a displayed map, Commissioners identified which churches would only be allowed to serve up to ten people if the new code was adopted as currently proposed. It was noted that churches were not the only place that could host a warming center. In the neighborhoods being discussed, warming centers could rotate among churches to minimize impacts to neighborhoods. Several R-1 and R-2 zones were adjacent or close to R-3 and industrial zones.
- Commissioners discussed different thresholds for each zone, which could be specific to semi-public uses or include minimum distances between warming centers across all zones. Occupancy would be limited by building codes and this would prevent several small warming centers from locating in close proximity to each other, which could have a greater impact on the neighborhood than one large warming center.
- Requiring warming centers to change locations would contradict the intent of the code, which was to incentivize investment in facilities and protect neighborhoods from their impacts by locating them in other areas.
- The Commission discussed potential problems that can occur when facilities change management and how to draft language that could mitigate against this issue. Conditional use permits are specific to each site and permanent, while temporary use permits are specific to the user and must be renewed annually. They discussed the pros and cons of each type of permit, noting in which circumstances each is applicable.
- Rules should be strict enough to enforce without being difficult to enforce. The good neighbor commitment with Astoria Warming Center was a good model. Commissioners and Staff talked about how to require administrative review instead of Commission review, like a temporary use permit. Impacts to the neighborhood could be captured in a report. Administrative review would include a public comment period and would be appealable to the Commission. Planner Ferber explained the public input process for an

administrative review, which was just like variance requests. Staff always had the opportunity to require a review by the Commission. She briefly described the various levels of review processes.

- President Fitzpatrick still wanted an annual review through a public hearing. Commissioner Herman agreed. Planner Ferber was not sure if an annual public hearing could be required for a conditional use permit, noting that might create legal or land use issues. Commissioner Moore suggested a public hearing for warming centers in R-3 neighborhoods and an administrative review for warming centers in other zones where they would be allowed outright. Planner Ferber said if warming centers were tied to semipublic uses they would already be conditional in R-2 and R-3, and therefore, automatically reviewed by the Commission. If a semipublic use is conditional, an accessory use could be permitted but would be messy.

President Fitzpatrick called for a recess at 7:44 pm. The work session reconvened at 7:49 pm.

Commissioner Moore said semipublic uses are conditional in almost every zone. It would take the same amount of work to create a new use as opposed to selecting zones where semipublic uses are conditional and eliminating the zones the Commission believed were inappropriate. Therefore, he was more in favor of a specific conditional use standard.

Commissioner Cameron-Lattek favored a conditional use with an annual administrative review that included the option to go before the Planning Commission. Planner Ferber stated she would need to consult with City Attorney Henningsgaard to find out if this would be legal.

President Fitzpatrick preferred a temporary use permit because the review process is short if the request is not controversial, and public input should be allowed if it is controversial. Commissioner Moore said temporary use permits did not have any enforceable language specific to this particular use. If there were problems once the permit had been granted, enforcement would be difficult. However, the permit would be reviewed every year. Commissioner Herman believed a temporary use permit might make it difficult for organizations to receive grants since they would not be able to guarantee their location would remain the same year after year. Commissioner Moore agreed and said he would not want to write code that created difficulties for the use the code is written for; the goal is to enable a use.

Commissioner Moore briefly explained the current temporary use process allowing warming centers and confirmed that temporary use permits are specifically for things not classified in the Development Code. A conditional use would be permanent for an ongoing operation.

Commissioner Cameron-Lattek agreed that a conditional use permit would allow an organization to plan for the future. President Fitzpatrick noted that in areas where warming centers are allowed outright, a temporary use permit would not be necessary.

President Fitzpatrick called for public comments.

Dan Parkison, 550 State Route 401, Nacelle, WA, said he believed a 1,000-foot separation between warming centers would be good because it would encourage other neighborhoods to share the burden. There is a need towards Safeway and near Dutch Brothers Coffee. Having warming centers in a concentrated area puts an undue burden on any one neighborhood. Warming centers typically operate from November to March, so he was not sure how the review process would work if the permit was valid from January 1st.

President Fitzpatrick confirmed that in this case, the permits would be valid for a season, not a calendar year.

Mr. Parkison asked if there was a way to have different levels of review that would influence warming centers to locate in areas of least resistance. Warming centers would have a heavier burden in R-3 zones, but a lighter burden in industrial zones. He believed it was important for warming centers to refrain from using the model that the Astoria Warming Center used last year. Being open for 120 days is a violation of State fire codes and the hours of operation were not dependent on weather. This year, the neighborhood commitment resulted in a completely different operation and a substantially different neighborhood experience.

President Fitzpatrick confirmed that Mr. Parkison was referencing years three and four of the Astoria Warming Center's operation.

Mr. Parkison explained that in year four, the warming center's occupancy averaged 25 people a night. The center would be at capacity most nights, but very few people showed up when the weather was not as bad as predicted. State fire codes require the warming center to have staffing for the current year's occupancy. He believed the staff managed 30 people just as well as they managed 10 people. A warming center would only need to accommodate 30 or more people on nights with really bad weather. Allowing 25 people would not be necessary on warm weather nights but would cut off people who needed services on bad weather nights.

Kris Hafeker, 687 12th Street, Astoria, said the discussion about conditional uses and temporary uses was confusing. He wanted clarity on repurposing buildings in R-3 zones. Some of the churches are nonconforming primarily because of parking. If the City takes parking out of the equation for one business model, would parking be taken away from other business models as well to be fair? Housing is the main issue here and parking is hindering expanding housing. He recommended the Commission consider changing lot size requirements as well. He confirmed he was concerned about a precedent being set. He wanted to know how shelters were defined, if there were different types of shelters that offer different services, and if all shelter types would be recommended for the R-3 zone. Astoria is not very big, so he had a difficult time accepting that services would be too far from shelters. The Ebba Wicks church is in an R-1 zone on Glasgow, which could be a great facility for a warming center because it is on five lots, they have parking, and the building needs fixing up. This year, he noticed that all transient housing was weather related. This year was a mild winter compared to the year before. That shows in tourism and [inaudible 1:38:43]. He did not have the data but suggested the Commission think about it.

President Fitzpatrick said the proposed code language included a definition, but it was vague.

Mr. Hafeker asked if a warming shelter was defined the same as low barrier, a men's shelter, a women's shelter, a family shelter, or children's homeless group. There are many different nonprofit models for catering to the homeless.

President Fitzpatrick said he was familiar with warming centers that provided a warm place, coffee, and broth. They were capped at ten people, moved from place to place throughout the season, and open only as necessary. He added that Commissioner Herman had made it clear she was disturbed by his suggestion of broth, which was in the Red Cross code that was shown to the neighborhood. Before the Astoria Warming Center's first season, the Commission was told there would be coffee and broth, but no meals would be served, and that it would just be a place for people to get out of the weather.

Commissioner Moore believed the Commission had talked about eliminating the parking requirement at the last meeting and said he may have missed that edit in the draft code language.

President Fitzpatrick stated that when he drives around town, he is amazed to see people who have walked three miles from where he had seen them earlier. Therefore, he did not believe that transport was a big issue for most because Astoria is a small town.

Commissioner Moore said he agreed with an annual review with public comments and a general report by each shelter on the number of people served each season. He would edit the proposed code language to eliminate all of the duplicate texts from the technical advisory, which could be referenced or included. He liked the idea of a buffer that would eliminate one warming center operating across the street from another.

The Commission and Staff discussed how much of a buffer would be appropriate in Astoria, considering the size of city blocks in a variety of neighborhoods.

Commissioner Moore said if warming centers were allowed in R-3 zones, he would prefer a limit. He suggested warming centers be allowed outright in the zones that were originally listed because they were considered the most appropriate locations for a warming center. Conditional use permits should be required in C-3 and R-3. President Fitzpatrick and Commissioners Henri and Herman liked that idea.

Commissioner Cameron-Latteck confirmed warming centers would be allowed outright in C-4 zones.

Commissioner Moore stated he would update the proposed code language with the zoning requirements as discussed.

President Fitzpatrick stated he would like warming centers allowed as a conditional use in other residential zones, at least R-2 zones. He believed a maximum capacity of 25 was high, but he had seen it work. He asked what the difference in density was between the residential zones. Planner Ferber said zoning allowed 26 units per net acre in R-3, 16 units in R-2, and 8 units in R-1 zones.

President Fitzpatrick believed a maximum capacity of 15 was appropriate in R-2 zones. Commissioners Henri and Cameron-Lattek agreed. Commission Moore stated he would include that in the edits.

Commissioner Henri said she believed the definitions of homeless and temporary warming shelter were sufficient with the purpose, description, and operations. The language is specific and does not discuss gender or family arrangements.

REPORTS OF OFFICERS/COMMISSIONERS:

There were no reports.

NEW BUSINESS:

Planner Ferber thanked the Senior Center for hosting the Planning Commission.

President Fitzpatrick said there were a lot of layers to the housing crisis. During the winter, housing is needed for those who might not otherwise survive. During the summer, housing is needed for those who have seasonal jobs in Astoria. As a housing provider, he constantly receives calls between April and June from people who need something just for a few months. He questioned whether a warming center could work with businesses who employ seasonal workers to have shared facilities. Certain seasonal workers would fit well into a dormitory style facility.

Planner Ferber confirmed the Commission wanted another work session on the emergency shelter code language.

STAFF UPDATES:

Planner Ferber said the next regular meeting would include a conditional use permit and a work session. Additionally, the City Council recently conducted its annual review of the accessory dwelling unit (ADU) ordinance and has directed the Planning Commission to update it.

PUBLIC COMMENTS:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:29 pm.

APPROVED:

City Planner



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COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: May 15, 2018

TO: ASTORIA PLANNING COMMISSION

FROM: NANCY FERBER, CITY PLANNER

SUBJECT: PROPOSED EMERGENCY SHELTER CODE AMENDMENT

At the February 27, 2018 and Tuesday April 24, 2018 worksessions, Astoria Planning Commission reviewed initial draft of code changes to address emergency shelter facilities. The standards address issues including definitions, operating days, number of occupants and conditional uses.

Attached is a draft set of standards prepared by Commissioner Daryl Moore, including comments from the April worksession. The amendment will be discussed at the Planning Commission worksession on Tuesday May 22, 2018. Legal questions raised during the last worksession are still pending review. The updated draft language is being sent out now to give you an opportunity to review prior to the Planning Commission meeting. A letter received from Mr. Dan Parkison is also included.

To move forward with a code amendment requires a 35 day notice to the Department of Land Conservation and Development, and local public notice. The next Planning Commission meeting fitting this timeline would be either the first APC meeting July 3rd, 6:30pm, or the regularly scheduled July 24th meeting at 6:30pm.

5-15-18

Definitions

Homeless, Homeless Individual, Homeless Person, Homeless Family:

(1) an adult individual or family consisting of at least one adult and one or more dependent juveniles who lacks a fixed, regular, and adequate nighttime residence;

(2) an adult individual or family consisting of at least one adult and one or more dependent juveniles with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Temporary Warming Shelter:

A temporary shelter that accommodates more than 10 Homeless per operating day and meeting specific conditional use standards as defined in the development code.

Specific Conditional Use Standard

11.180 Temporary Warming Shelters

I. Temporary Warming Shelters

A. Purpose

The purpose of a Temporary Warming Shelter is to provide short-term shelter for Homeless when Homeless are at greater risk of injury and death from inclement weather conditions.

B. Description

A Temporary Warming Shelter provides an opportunity for Homeless to escape from weather conditions that can be hazardous to their health. Operating during the coldest hours of the day, and during the coldest months of the year, the shelter provides warmth, a place to dry, a place to sleep, and optional warming food and beverage.

C. Operation

In addition to the specific operating local jurisdiction guidelines outlined below, a Temporary Warming Shelter shall operate under the guidelines of **Oregon State**

Fire Marshal's Technical Advisory No. 11-14 ("TA 11-14").

In the event that guidelines from the local jurisdiction conflict with guidelines from TA 11-14 or from future revisions to TA 11-14, the more stringent guidelines shall supercede.

Local jurisdiction guidelines:

1. Maximum Number of Occupants Allowed:

Zone	Maximum Occupants
R3	One (1) individual for every thirty-five (35) square feet of room area or 25 individuals, whichever is less
R2	One (1) individual for every thirty-five (35) square feet of room area or 15 individuals, whichever is less
All Other Zones	One (1) individual for every thirty-five (35) square feet of room area

2. Buffer

- a) A warming shelter may not operate within 1,000' of another warming shelter

3. Neighborhood Responsibilities

a) Garbage Watch

During non-operating hours at least one responsible individual shall canvass the neighborhood within 100' of the Shelter and collect all trash not in receptacles.

b) Crime Watch

For one hour prior to and for thirty minutes after the Shelter's operating hours, at least one responsible individual shall maintain a crime watch in and around the Shelter and shall report all suspicious activity to the Astoria Police Department.

4. Life-Safety Requirements

a) Weapons

The Temporary Warming Shelter shall formulate a weapons safety plan to ensure the safety of its clients. At a minimum, the plan shall contain describe the process for:

- (1) Defining what the shelter considers a weapon
- (2) Describing the method(s) to determine if clients are carrying a weapon(s)
- (3) Describing the process for ensuring that weapons are safely stored during operating hours

D. Annual Reporting

1. A warming shelter shall report to the city on an annual basis the following information:
 - a) The dates and times of each operating day
 - b) The number of Homeless accommodated on each operating day
 - c) Dates and times of all emergency services contacts and visits
 - d) Copies of all public feedback

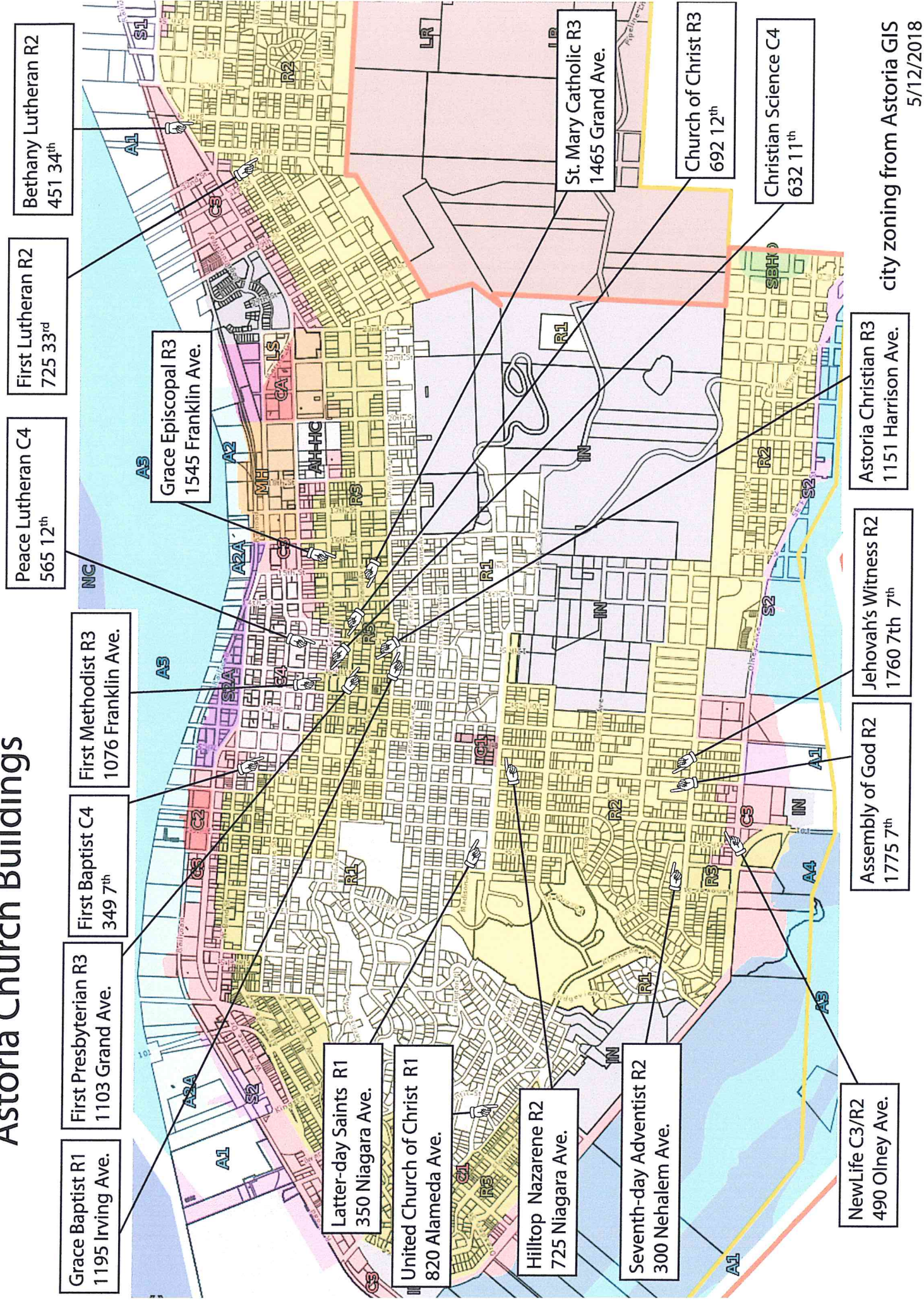
Zone Changes

Add “Temporary Warming Shelter” as Conditional Use in Zones

1. AH-HC
2. C3
3. C4
4. HR
5. LS
6. S2
7. R3
8. R2

DRAFT

Astoria Church Buildings



5-14-18

To: Nancy Ferber

CC: Janet Miltenberger <janetm971@gmail.com>; Annie Dolber <anniedolber@gmail.com>; Annie Martin <annie.annie.m@gmail.com>; Jeremy Martin <Yerpaljer@gmail.com>; Ron Maxted <ronmaxted@wwestsky.net>; Rev. Bill Van Nostran <pastorbill@fpcastoria.org>; Judy Hollingsworth <judy.holly@hotmail.com>; Rick Bowers <bowers@cgifellowship.org>; Nelle <moffett@speakeace.com>; Bruce b42w@mac.com

Dear Nancy,

Brett Estes suggested I send this letter to you---and to ask you to forward it by email to all the Planning Commissioners.

Re: Code Amendment on Emergency Shelter.

I am writing this letter to the Planning Commission to express my concern that the proposed Code Amendment regarding Emergency Shelters could include a limit of 25 guests per night per shelter.

There currently is one emergency shelter operating in Astoria. There are no plans to open a second shelter here in the foreseeable future.

Over the last two winters, the local warming center operated with 30 guests on a regular basis. This is the limit that the City of Astoria CUP authorized. It also is the limit that the United Methodist Church allows. During the 2016-17 winter, there were many times, on severe weather nights, that the warming center (after reaching maximum 30 capacity) turned people away. During the 2016-17 season, the warming center also cooperated to send overflow homeless persons to shelters in Long Beach and/or Warrenton when they had space. In the 2017-18 winter, the Long Beach Peninsula Warming Centers were permanently closed: they simply were unable to find enough volunteers/donors to operate their facilities. Warrenton also struggled and is no longer a reliable option for the Astoria warming center's overflow. This year, the policy of the local warming center was to simply turn people away once capacity was reached. So going forward into the future, there is a documented need for an Emergency Shelter located in Astoria with a 30+ bed capacity to serve the city's existing homeless population

It is my understanding that some of the Planning Commissioners proposed reducing the limit to 25 guests for the new Code. One of their concerns was that this was a maximum manageable number that a facility could handle.

Please consider the following information when making your decision on the number of homeless allowed per shelter:

1. The documented need in Astoria is 30+ persons on severe weather nights. And the Code Amendment is a document that will not only address the current need, it will address the future needs of Astoria.
2. The existing warming center revised its entire operating practices and staffing levels based on community input during the process that developed the Good Neighbor Commitment. This year, they operated at the 30-max/night limit without significant neighborhood impacts. Ted Ames has provided

testimony from Emergency Services that he supports the new warming center operations and that there was minimal impact at the current 30-person limit.

3. There were statements made at the previous Code workshop that the "25 number" was not based on any specific fact or data--that it simply seemed like a reasonable number to allow management of the guests. Again, using the experience of the existing warming center's operation, there was minimal neighborhood impact even on the nights that the 30-guest limit was reached.

4. Warming Centers are funded by donations. Many donations come from institutional foundations. Each facility must show that it is of a size that meets the needs of its community, or these institutional donors are unlikely to grant funds. There needs to be enough critical mass---or a warming center will not get funded. The existing warming center's grant applications, which included data showing that they met the documented 30+ need of Astoria, were well received. Additional warming centers in the future will most likely need to take the same documented approach in their grant requests.

5. Having shown that a size of 30 guests can be managed at a facility, requiring that an Emergency Shelter be limited to 25 would be a partial waste of critical resources. First and most important is the under-utilization of the building that has so graciously agreed to host a warming center. Also the paid staff, food donors, volunteers, and board members would also not be fully utilized.

This is a long letter. Thank you for reading it. I appreciate your time and consideration.

Sincerely

Dan Parkison 503.508.4021