



# City of Colorado Springs

City Hall  
107 N. Nevada Avenue  
Colorado Springs, CO  
80903

## Meeting Minutes - Final Downtown Review Board

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Wednesday, January 3, 2018

8:30 AM

City Council Chambers

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### 1. Call to Order

Roll Call

**Present:** 6 - Aaron Briggs, Stuart Coppedge, Tiffany Colvert, Doug Hahn, Kristen Heggem and Jeff Markewich

**Absent:** 2 - Randy Case and Dot Lischick

### 2. Approval of the Minutes

2.A. [18-0020](#) September 13, 2017 Downtown Review Board Meeting Minutes

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

**Motion by Briggs, seconded by Heggem, to Approve the September 13, 2017 Downtown Review Board Meeting Minutes. The motion passed by a vote of 6:0:2**

**Aye:** 6 - Briggs, Coppedge, Colvert, Hahn, Heggem and Markewich

**Absent:** 2 - Case and Lischick

2.B. [18-0021](#) Minutes for the December 6, 2017 Downtown Review Board Meeting

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

**Motion by Briggs, seconded by Heggem, to Approve the December 6, 2017 Downtown Review Board Meeting Minutes, as amended by the comments provided by Board members Briggs and Markewich. The motion passed by a vote of 6:0:2**

**Aye:** 6 - Briggs, Coppedge, Colvert, Hahn, Heggem and Markewich

**Absent:** 2 - Case and Lischick

### 3. Communications

[CPC 202](#) Ryan Tefertiller - Urban Planning Manager

[CPC 203](#) Stuart Coppedge - Chair

#### **4. CONSENT CALENDAR**

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

#### **5. UNFINISHED BUSINESS**

#### **6. NEW BUSINESS CALENDAR**

- 6.A. [CPC CU](#) 2017/2018 Salvation Army Emergency Cold Weather Shelter  
[17-00150](#)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development Department  
Andy Phelps, Homeless Prevention and Response Coordinator, Planning and Community Development Department

**Staff presentation:**

Mr. Ryan Tefertiller and Mr. Andy Phelps gave a PowerPoint presentation discussing the scope and intent of the project.

**Applicant Presentation:**

Ms. Jean Turner Community Relations Director for the Salvation Army gave a presentation discussing the scope of the project.

**Questions:**

Mr. Briggs asked for clarification about the shelter opening only when it's 38° or lower, how that's determined, and how will people know?

- Ms. Turner said it's based on the forecast for the night, word spreads easily in the homeless community, and Springs Rescue Mission will also get the word out.

Board Member Markewich expressed some concerns regarding:

- The Cold Winter Shelter was to be temporary and not a long term solution
- Not fair to property owners in the area, who invest a substantial amount of money in their property and business
- Business owners were promised the Winter Shelter would not open again
- How can anyone in this area who invests in their business, or owns a residence, have any confidence in the investment they've made in downtown?

Ms. Turner -

- The intent was not to open the shelter this year, but the Salvation Army is the only one with a facility to offer this

- The Salvation Army is working with other service providers to come up with solutions to this problem

Board Member Markewich asked if the shelter was already in operation and asked if there was an agreement with the City to open over the holidays or did the Salvation Army make that decision independently?

- Ms. Turner stated the shelter opened over Christmas because saving lives doesn't always fall under a bureaucratic timeline. It was the right thing to do because temperatures fell below 12-degrees.
- The decision to open over the holidays was made by Salvation Army leadership.

Board Member Markewich asked if the Salvation Army will be providing transportation from the Winter Shelter to the Day Center at the Springs Rescue Mission?

- Ms. Turner said there have been several discussions to address the community's concern about people roaming the neighborhood and that the Salvation Army is willing to transport people to the Day Center.
- Also, there are nightly briefings on procedures and expectations with the clients, stressing with them to be good neighbors, go to the Day Center, or seek services to help them get out of their current situation.

Board Member Markewich asked what would be the recourse for residents or business owners to communicate with the Salvation Army if there is a problem or concern?

- Ms. Turner stated the same procedures used in the past will be used to address neighborhood concerns. Key Salvation Army personnel will be available to speak to, as well as the Colorado Springs Police Department's Homeless Outreach team.
- Board Member Markewich stated it was a necessity and extremely crucial to have a list of all types of contact information.

Board Member Markewich asked about patrolling the area, not just adjacent to the property, but to trails and surrounding areas.

- Ms. Turner said there is security and staff who are willing to do whatever they can, and if the need arises to patrol a certain areas where people are congregating, they could look into that at that time. At this point it will be the immediate area around the shelter that will be patrolled. Neighbors, business owners and CSPD will be relied on to patrol their own areas.
- The neighbors and business owners can have a letter of trespass on file with the City, so if loitering is happening they can call CSPD to have them removed.
- There are places to go during the day for the clients including the library, Springs Rescue Mission, and more.

Board Member Colvert - Can you speak to the other shelters that closed and result in a net positive of 7 beds, when we should potentially be at more?

- Ms. Turner explained at the time Springs Rescue Mission opened, they

were at a capacity of 30 beds. They expanded beds to 60 in the winter months. The RJ Montgomery Center has around 20 beds, so in the winter months, it could be as much as a total of 80 beds.

- When the Salvation Army opened the Emergency Shelter, it added an additional 150 beds during the winter months.
- After that two year period when Springs Rescue Mission opened with 175-200 person capacity

Board Member Colvert - Will the port-o-potties be utilized during hours of operation and not just in the waiting area as there are only 2 bathrooms in the building for 150 people?

- The port-o-potties will be utilized during hours of operation and mitigate some of the concerns from the neighborhood as well

Board Member Colvert - "Cleanup days" were stressed when the shelter is closed. It seems like there should be clean-up efforts while the shelter is open. How are those efforts going to be taken care of?

- Cleanup efforts will continue at all times due to the Salvation Army staffing the shelter continuously instead of staffing based on the weather forecast. This will allow staff to concentrate their cleanup efforts in the surrounding neighborhoods on a regular basis.

Board Member Heggem - The Salvation Army is a 501c non-profit and faith-based program, and because of that 501c non-profit program, it is governed by laws at the state level. Why does the Salvation Army need approval for this if it's already protected? If the application is not approved, could the Salvation Army still use the facility? What is allowed or not allowed as a faith-based, 501c non-profit agency?

- Mr. Wysocki - The Planning department evaluated a number of processes in which to allow continual operation of this warming shelter throughout the winter months. To be fair and to provide due process, the Planning Department decided to apply the conditional use permit process, as this is truly a case by case emergency need.
- Marc Smith - I think that the question is what the federal statute is and what kind of land use restrictions you can place on a religious institution. Under these circumstances, the conditional use criterion applies across the board to a religious or non-religious institution.

Board Member Colvert - If this application is denied today and the facility continues to operate, what kind of recourse does the City have?

- Marc Smith - That is a question of enforcement and not really a legal question. It is a question of how Code Enforcement will apply our code to that particular scenario. There are some remedies under our Zoning Enforcement section.

Board Member Heggem - Since the Salvation Army opened over the holidays to shelter people, is it the City's position that when this happens that it just be ignored?

- Peter Wysocki - No. This falls under the definition of a human service use. That is a specific use defined in City Code and the Form-Based

Code that requires a human services permit. If there is a natural catastrophe or an emergency declaration issued by the Mayor, then emergency shelters can open without this process. Since this has not occurred, we are establishing and following the codes' definition of human services establishment, which under the Form-Based Code requires a conditional use.

Board Member Hahn - The Salvation Army was contacted by the City to open this shelter, correct?

- Ms. Turner - Yes, that is correct.

Board Member Hahn - It seems the City is assuming responsibility for providing service to the homeless population, in that they requested that the Salvation Army expend resources to help them out.

- Ms. Turner - The City is not in the business to provide these services to the homeless. According the City's Initiative to End Homelessness, the City is part of the process of bringing agencies together to facilitate these services.

Board Member Hahn - The transportation idea does not seem solidified but more of an as needed. Do you think this is something that the homeless population will be able to count on?

- Ms. Turner - The Salvation Army has the capability and resources to provide the transportation. If this is a need to make it the best possible solution for all involved parties, then the Salvation Army is definitely willing to make that happen.

Board Member Hahn - It seems a greater effort is needed than just the Salvation Army staff and Neighborhood Services cleaning up the area. It's not necessarily the Salvation Army's job to do all this and that the City needs to set up processes to patrol the neighborhood more thoroughly.

- Ms. Turner - The Salvation Army will make a concerted effort to clean up the area with volunteer help. There are many people in the community who want this shelter to work and the Salvation Army will utilize those volunteers in this effort.
- Peter Wysocki - The City has committed to help in this area within reason. Neighborhood Services, formally known as Code Enforcement, has a Quality of Life team that works with CSPD's HOT team to assist in cleaning up, not just around the facilities and neighborhoods, but parks and trails as well.

Board Member Hahn - Since low barrier shelters are not necessarily the Salvation Army's expertise, there was mention of getting input from Springs Rescue Mission on best practices for this type of enterprise?

- Ms. Turner - Salvation Army managers are going to be trained at the Springs Rescue Mission. Springs Rescue Mission has been close partners with us in addressing this problem for low barrier sheltering. The Salvation Army has low barrier shelters in other communities, so we have also utilized some of our staff from Denver.

Board Chair Coppedge - You stated that opening is based on the night time temp being less than 38 degrees, and that is only a handful of nights. I would have to disagree and say that it is more like half of our nights reach that temperature. The anticipation is that the shelter would be used as a night time shelter for more than half of the nights within the next three months.

- Ms. Turner - I apologize. I think that I misspoke when I said that. What I meant is that it would only be a handful of days when it would NOT be open due to the close to freezing temperatures at night.

Board Member Heggem - Also, I'd like to thank you for adding the fabric for privacy. Thank you for addressing that issue, as well as giving the users dignity by not having to line up on the Weber side. Could you explain the fenced area in the back? It could encourage the opportunity to congregate there and also utilize the port-a-potty facilities. Will that area be closed during nonuse hours of the day? Is there a gate that closes that area off? Can you explain more?

- Turner - During the first year, our clients entered along Weber St. due to handicap access. Weber Street will still be used for individuals in wheelchairs or for those who need that access. The back area will only open when we have staff that can patrol the area. The gates also lock for those times when the shelter is not open for those reasons.

Board Member Heggem - If people start to congregate before you open, will they be lining up along that alley or the empty lot behind there? How do you see that happening?

- Turner - The purpose of having that back area is to allow them to begin lining up when the gates open. We will not be feeding in the back area as we have in years past. We will be feeding the clients inside the shelter, which will also help get them in quicker and not have them line up so early.

Board Member Briggs - Would you say that Colorado Springs, whether with or without this shelter, are we providing a level of service to the homeless population that is exceptional in our region?

- Ms. Turner - I am not familiar with other areas necessarily, but we are heading in the right direction. We underestimated the growth and possibly the number of homeless people that are out there which is why we are in this kind of situation in the first place. I can say with confidence from the work being done in collaborating with other facilities, I have never seen a community where the non-profits work so closely. We are making progress but we are a bigger city and we need to address the problems more aggressively.

Board Member Briggs - There is a need obviously, but us coming back to this issue despite some assurances that we wouldn't have to, what else has the city looked at this year for this use, knowing that there is a need?

- Andy Phelps - For this year, we only looked at this this building and the Salvation Army was the only agency offering a building for this shelter.

Board Member Markewich - We knew that winter was coming. We have had a year to think about this. Why are we getting this conditional use now? This

should have been presented months ago. The Salvation Army admits they aren't trained for low barrier shelters, but the testimony is "we will be trained" or "we are going to be trained" by the Springs Rescue Mission. I don't understand why this conversation wasn't had two or three months ago. I refer back to my previous statement about how we keep coming back to this and how we are offering unpredictability to the neighbors. What are we doing now to anticipate next year? I can't imagine voting to approve this without some sort of confidence that we are not going to be in this situation next year or the year after that? I know that you can't predict the number of homeless people, but this is not a surprise. What is the City planning or what are our partners in the human services doing to make sure we aren't having this conversation next year?

- Andy Phelps - The conversation to open a warming shelter started in mid-September. Again, it was the only building that was offered, and we realize that this is only a temporary solution to save lives this winter.
- As for a long term solution, ending homelessness is a huge task. We are trying to develop long term goals and discussions are happening myself and the continuum of care are committed to long term solutions in our community because I do not want to be in this position next winter.

Jeff Greene - Chief of Staff, COS - I reviewed the minutes from previous years. We as a community are concerned about the homelessness in our community. This isn't just downtown problem. You see them all over the city whether it is up north in Briargate, down south, and even along the Powers corridor. We have a crisis in this country as it relates to homelessness. I applaud former Mayor Bach and his wife as their mission was to end homelessness in this community, but you can't end homelessness. What we can do in this community is to ensure that we are working with the right strategies, and our discussions with the Housing and Building Association, with commercial contractors, other faith based programs, etc., is how we work to develop ways and how we address this issue. When we started this planning to start Springs Rescue Mission, we looked at other cities to see what they were doing like Maricopa County and the City of Phoenix to see what they were doing down there with their issues with homelessness. Long term, we have to address the ability to have temporary housing and also support for this housing.

The number of homeless has increased. It is hard to say "Is it the environment?" but it is not just a Colorado Springs problem. It is a problem in Denver, it is a problem in many different cities and counties across the state, as well as a nationwide issue. In my discussions with others such as Mr. Phelps, Mr. Wysocki, and the even the Mayor, this has to be a short term remedy.

On New Year's Eve, I was out to dinner with some of my friends and had to walk a long pace at the cold temperatures it was that night. I was thankful that I could go to a warm restaurant, or had a warm coat, or some shelter to give some security to me. The thought that went through my mind was how many people would die this evening because of exposure?

What you are here today is to review the legal aspects of granting this permit. That is what your job is today. It is not to wonder or consider what the

emotional impacts are to this community. What I will say is that our commitment from the Mayor's Office is that Neighborhood Services will do everything possible to ensure that we will mediate any issues in the neighborhood. It was my suggestion that we look at a shuttling service to transport between the Springs Rescue Mission and this temporary warming shelter so we lessen the impact to the neighborhood. We recognize that this partnership between Salvation Army and Springs Rescue Mission is there to provide assistance and guidance for this community and the training to go along with maintaining these low barrier shelters.

We've made some mistakes in the past. We've made commitments in the past. But our recognizing what the issues are, is that we will do everything possible to ensure that we mediate those neighborhood impacts, but also ensure that we are resolving the issues and addressing the concerns of the commercial property owners as well as the residential property owners because this is a serious issue. As we look at this and plan this, you have the commitment from Neighborhood Services and the police department to mediate any of the serious issues that happen and be proactive in the neighborhood. Even when the facility is not open, you will see all of those people working to help with clean up and patrolling as well. Something that Mr. Phelps said to me is, "Mr. Greene, you are about business and ensuring that we have a great business environment for this community, but sometimes we have to talk about saving lives."

**Supporters:**

Beth Roalstad, Executive Director of Homeward Pikes Peak, and Chairperson for Pikes Peak Continuum of Care - I am speaking in support of the warming shelter. The vision of the Pikes Peak Continuum of Care is that by the year 2026, our community will have a durable system of places and programs to ensure that all people facing homelessness have access to housing and supportive services to sustain their quality of life. With the HUD funding that we oversee, which is approximately \$2.5 million dollars annually, we promote a community-wide commitment to end homelessness, use funding to quickly rehouse families and individuals, and we work with clients to optimize their self-sufficiency. Please support this shelter so we can support those in need in our community.

Kristen Bailey - Outreach Specialist and Volunteer Coordinator for The Homes for All Veterans Program - Our program has specific HUD funding to help those veterans who are experiencing homelessness and to find permanent, stable housing in El Paso County. We want to be one of the many programs that are stepping in and helping to provide additional access and additional resources to those who are utilizing this shelter, rather than trying to hunt them down on the trails.

Terry Anderson - Chief Operating Officer for Springs Rescue Mission - Springs Rescue Mission is voicing their support of granting the permit for the warming shelter. I know that there are concerns as to "why are we here again"? This is not a sheltering problem. We have a housing problem and because we do not have enough housing, people are backing up in the sheltering system. People who have vouchers for housing but do not have anywhere to use them, are

sleeping in our shelters right now. In 2016, we had 60 seasonal beds at the Springs Rescue Mission. In 2017, with the help and approval of the City and this board, we expanded to 200 beds. Over this past year we have raised that number from 200, to 300 beds. We are beyond full. We will continue what we need to do but we need Weber Street, and we need Weber Street tonight. We are also committed to continuing work with the Continuum of Care and address the housing needs, and committed to standing with Salvation Army. We welcome those who are going to be sleeping at our center if this is approved today, since most of them are already coming to our resource center. They are coming there to get case management help, showers, laundry, and more. We just don't have the room for them to spend the night which is why we need Weber Street to help to accommodate these people.

Trig Bundgaard - Co-Executive Director of the Coalition of Compassion Action, and Director of Blackbird Outreach - I am speaking in support of the warming shelter.

Candace Datz - Community Organizer and Advocate - Ms. Datz presented a petition in support of this warming shelter from almost 1000 members from the community.

Jerima King - Volunteer with Blackbird Outreach, and volunteer at warming center - Ms. King expressed concern as to why the clients cannot stay all the time as opposed to only being there at night time. More concerns mentioned were the beds they are sleeping on are thin mats; the rule that if they go outside for any reason, they cannot come back in (not even for a smoke break); they are not allowed to bring their belongings inside.

Unidentified citizen - St. Anthony's is a vacant building with nothing going on. There is vandalism happening and you are worried about Weber St. bringing in crime? We need to save some lives. When you're homeless, you don't care about crime anymore, because you have nothing to lose, I can't end homelessness, but I wanted to try when I created the Real Outdoorsman. We can try to curb the homelessness to help those neighbors feel better about it, but it is a social disease, like cancer, that you won't get rid of.

Evan Caster - work with Community Health Partnership, and Community Care of Central Colorado - and we oversee Health First Colorado, which is the Medicaid in Colorado, and work with about 180,000 people in the Pikes Peak Region. In the winter months, the top 3 reasons for referral are related to frostbite, respiratory failure, and wound care. In 2016, we saw 230 bed days on average in those 12 medical beds at Salvation Army.

Morgan Chavez - Local community member - This is very important for our community. We are Olympic City USA and we are supposed to be the greatest city. We can't be great unless we're good first, and we can't be good if we are letting people freeze to death on the streets.

Edwin Aldrich - "Pastor FedEx, Director of His Urban Presence Ministries - I have been helping count the homeless, serve the homeless, for almost a decade. Why are we just hearing about this now? We have exhausted every

other option that we can that have included going to churches, community centers, and every other available place that we could think of to try and find temporary shelters, and we will continue to do that. We know that this 150 beds is not going to fix the problem. These 150 beds will take maybe 1/3 of these people off the streets at night. We have a coalition who is working to find partnerships with churches, community centers, people with large buildings so we can open more warming shelters in west Colorado, where the homeless congregate as well. This City has had a long time problem with denial. For years the City and County leadership have failed to see the depth of this problem. If you can find someone who is willing to let us use their facility, I will open a shelter there, but everywhere we go, we are held to the people who say that "we don't want that kind of place here".

Sarah Humbargar - Downtown Partnership - Downtown Partnership submitted a letter in support of the warming shelter. The codification of improved management as well as some better structures that are in place helped us be in support of this. As I was waiting here today, I was getting emails from business owners downtown who were telling me that they have people who are camped out behind their doors. At the end of the day, a solution is a solution. I am hopeful this is a gateway for a long term solution, and a continued effort for the future.

Ben Heimer - Ben attends Freedom Elementary School and is part of the Student Council. I realize that councils are supposed to try and do what is best for the people they are representing and I would like to know why there are still people who do not have shelter? Whenever I see someone who doesn't have a home or food or something that is crucial to their survival, I ask my mom, "Is there anything we can give to them?" Sometimes it is yes, and sometimes it is no. I want to know, as a community, is there a solution for this?

Neil Saxton - How are we an Olympian city when our most vulnerable citizens are being left behind? I am in full support of this warming shelter and I hope you guys can dig down and realize that human lives do matter and even if they are homeless. Everyone's life matters.

Ruth Markwardt - works in the area of where the warming shelter is - In support of this warming shelter. I am giving the rest of my time to speak today to a dear friend who passed away, Raven Cannon, also known as Crystal Tippons, in early 2017, who I am convinced would still be with us if we had a better short term and long term social safety net. \*read an excerpt from newspaper\* I am asking that you do the right thing in the short term.

Will Raihl - Divisional Property Director for the Salvation Army of the Intermountain region, minister - I worked with number of communities in the area with just recently in Pueblo. We have a warming shelter in Denver with an official capacity of 476 beds, and during the winter nights it is more than 700 beds. We partner with neighboring businesses and the community to make that shelter work. We are working diligently with those partnerships to meet the needs of the community.

Carrie Peterson - You asked what the long term plan was. When you bought

those red light cameras, or the street lights, that you don't use, was that your long term plan? You are willing to turn down an existing building, and they are willing, as private citizens, to house people. This is how far America has fallen since my family came here in 1628 to build churches and schools to educate and uplift their communities. If this Board realized how much these homeless veterans or others have done for our country, we would not be here today to talk about opening ONE warming shelter in downtown Colorado Springs. We are associated with #Olympic City, but other hashtags associated with Colorado Springs include, poverty, murder, and homelessness. We are more worried about aesthetic value, than the fact that 5 people have frozen to death over the last few months. I always knew that this city was a Christian City, and I never thought that this city would have the same problems as Denver does, who don't care about the homeless. You are more worried about the fact that it could be a code violation, more than people freezing to death. Closed with Charles Dickens quote.

Ann Carlisle - retired CEO of the Pikes Peak Region of Red Cross - There have been solutions proposed and also implemented but even with all of the work that has been done with the Springs Rescue Mission and other partnerships, we only have a net gain of 7 beds for the community. "If you build it, they will come". It is not true. They are already here. We are passing laws that they can't sit or lay down in downtown. We've had 5 deaths in this community already this year and it is unacceptable.

Tim O'Donnell - Downtown Residence Coalition, on the board of CONO - I have spoken to Mr. Phelps and looked at the provisions that they have put into place to try to modify and solve the problems that were brought up. The biggest issue is a credibility program. I am in support of this with an asterisk because it needs to be done right and not be promised one thing, and not receive it. We need to take community and business concerns into the equation as well as helping those homeless people so they do not freeze to death.

Lawrence Shiron - served in San Francisco and Anchorage - I wanted to make a comment about transportation for the homeless, because it is a big need. CSPD does a great job in picking up the homeless who might be living in the back buildings. In SF we had a mobile assistance control who would pick those up who needed to be brought to shelters so they could get out of the cold and provide them with some safety.

Rev. John Marc Brown - I often am tasked with answering the phones to help try and find places for people to stay who need it. I get calls from people who do not have kids under the age of 18 who are looking for somewhere to stay and as I look through the list, there is nowhere for them to go. So what do I do? It is my job to make sure that I do not end that phone call without somewhere for them to go. I am asking that you help us make our jobs a little easier by giving them a place to go.

Shawna Kemppainen - Director of Urban Peak - This is a hard problem for businesses. We work primarily with teens who are homeless. There are 10 parents in here and 1 of their teens is going to end up homeless. Two years ago when Urban Peak utilized the warming shelter, we had over 100 kids who we

did not have the room for, yet they needed a place to go other than outside, so we were able to use that warming shelter, thankfully. We can come into the shelter and help and do some outreach and help get those kids into a long term facility or even back with their families. This is an effective use of resources, and in absolute support.

Rachel Stovall - Columnist for the Gazette - I am not sure how anyone can sit here and not be able to support this warming shelter. You will hear real complaints about businesses and residences because it is truly impossible to help everyone and regulate everything about it. We need to be making the moves to save lives and limbs. Please support the warming shelter.

**Opponents:**

Christian Reed - I am a long time resident and I think that we have so few people here in opposition because of the timeline of this meeting. The problem is starting this meeting at 8:30am where the people who are negatively affected by this, are at work. This should've been done after hours. This has come up in the past and we have said time and time again that this would be a one-time thing and now that our voices have not been heard, people have stopped showing up. I did not receive this notice due to being out of town but my neighbors only received this around the holidays, December 21, 2018 to be exact. We had no time to prepare so that needs to be changed because we had no time for petitions are we are now working to react to it instead of being able to be proactive. You have a responsibility to over 700,000 residents of Colorado Springs. The strategy that the city is using, clearly isn't working or we wouldn't have seen an increase of almost double the homeless population in the last 2 years. The band aid that we are just going to give shelter and give food isn't helping anything. All it is going to do is bring more problems to the downtown area. Now I have to worry about the housing problems of trespassing, and also the safety of my family, and more. My suggestion would be to move the facility to your neighborhood, so you can deal with the safety and problems in your neighborhood?

Jim Spinato - Owner of Water Works Car Wash - The letter I provided details the effects of the warming shelter in the past. I don't see anything in the proposal that changes anything from last year. The impacts consist of people going to and from the shelter. One word keeps coming up - frustration. I am frustrated that we are here again because the SA and the city decided to ignore their past commitments to the neighborhood. I am frustrated that thousands of residents and business owners in the neighborhood have to endure this proves while their use, enjoyment and security in the neighborhood are being ignored for the third time. The City had a year to secure shelters, but did not secure one bed other than this low barrier shelter in the middle of a residential and commercial district of downtown. I am frustrated that the criteria of approval is not be fairly evaluated by the planning department. The value and quality of the neighborhood will be affected negatively in the future due to the past actions. I am worried that this neighborhood will have to deal with this problem permanently due to their not being any kind of permanent shelter on the horizon.

Greg O'Boyle - Attorney for Water Works - Only one person who spoke in support for this, spoke about where they live and work. There was only one

person who works down there and they are not a business owner. There was a commitment made by the Salvation Army that in 2016, this would be the last year that it would be used and that commitment is obviously being broken. Thi

**Motion by Heggem, seconded by Briggs, to Approve the Conditional Use permit based on the finding that the conditional use criteria found in section 7.5.704 of the City Code are met and that the Management Plan is to be added as a condition of approval.**

**The motion passed by a vote of 5:1:2**

**Aye:** 5 - Briggs, Coppedge, Colvert, Hahn and Heggem

**No:** 1 - Markewich

**Absent:** 2 - Case and Lischick

## **7. Adjourn**