

DATE: June 22, 2006

TO: Salt Lake City Planning Commission

FROM: Elizabeth Giraud, AICP, Senior Planner

RE: STAFF REPORT FOR JUNE 28, 2006 MEETING

CASE#: 400-04-22

APPLICANT: Mayor Anderson

STATUS OF APPLICANT: Mayor Anderson is authorized to initiate amendments to the text of the zoning ordinance under section 21A.06.030.B.3 of the Zoning Ordinance.

PROJECT LOCATION: The proposed text amendments will affect the placement of certain types of specialty housing in all categories of zoning districts, with the exception of manufacturing zoning districts.

COUNCIL DISTRICT: The proposed text amendments will affect all City Council Districts.

REQUESTED ACTION: This petition is a request to amend the provisions of the Zoning Ordinance text relative to Group Homes, Transitional Victim Homes, Transitional Treatment Homes and Residential Substance Abuse Treatment Homes.

Zoning text amendment petitions require the Planning Commission to make a recommendation to the City Council, which has final approval authority.

PROPOSED ZONING AMENDMENTS: On March 24, 2004, the Planning Commission held a public hearing regarding a conditional use request by the House of Refuge (Petition 410-661) for a large residential substance abuse treatment home located at 370 South 300 East. Following the hearing, the Planning Commission voted to table consideration of the request to allow Staff time to determine if the YWCA's transitional

victim home, located at 322 East 300 South, is within 800 feet of the House of Refuge. After the Zoning Administrator determined that it was, the Planning Commission did not have the authority to consider the petition.

On May 10, 2004, Mayor Ross Anderson initiated Petition 400-04-22 to amend the Zoning Ordinance provisions relative to specialty housing. The Planning Division identified several issues that are problematic in applying the current zoning regulations and the proposed text amendments to specialty housing include provisions to address the following:

1. **Create new definitions for specialty housing:** Staff is proposing to replace current definitions that segregate social service needs with definitions that are more closely aligned with broad state categories and allow service providers to cater to clients who have several issues to resolve.
2. **Require that service providers obtain City registration to operate a specialty housing facility.** Currently, the City requires that specialty housing facilities be separated by 800 feet; however, the City has not made a provision to track the location of the facilities. The Planning Division is proposing that specialty housing providers register with the City, and the information entered in the City's Geographic Information System (GIS) to better track spacing regulations of these facilities.
3. **Require that all specialty housing types, with the exception of small group homes, be allowed only upon conditional use approval by the Planning Commission.** Currently, two specialty housing types, small transitional victim homes and small residential substance abuse homes are allowed as permitted uses in high-density residential zones. Small group homes that serve individuals with mental or physical disabilities are a permitted use wherever single family dwellings are allowed in accordance with State and Federal fair housing codes.
4. **Allow modification of the 800 foot spacing requirement for all specialty housing types if approved by the Planning Commission as a conditional use.** Master plans adopted by the City Council, especially the Salt Lake City Community Housing Plan, cite the importance of dispersing specialty housing throughout the city. However, because most categories of specialty housing are only allowed in medium- to high-density residential zones, commercial or downtown neighborhoods, the zoning districts accommodating specialty housing types are allowed in zoning districts that predominate in City Council District 4 and the western edge of City Council District 5. Sites in these Council Districts are desirable for many specialty housing providers because property is more affordable, the zoning accommodates greater density, and the clients have proximity to mass transit and other services.

Because the operation of the facilities within a general location makes the 800 foot spacing requirement problematic, the Planning Division is proposing the ability to lessen the spacing requirement in any zone in which the facility is allowed, and waiving the spacing requirement in the more intensive General

Commercial, Downtown and Gateway Mixed-use zoning districts.

**APPLICABLE LAND
USE REGULATIONS:**

Section 21A.10.020(B)	Notice Requirements for Conditional Uses
Section 21A.36.070	Group Homes:
Section 21A.36.080	Transitional Victim Homes.
Section 21A.36.090	Transitional Treatment Homes
Section 21A.36.100	Residential Substance Abuse Treatment Homes
Section 21A.62.040	Definitions:.

MASTER PLAN SPECIFICATIONS: Several master plans identify issues and policies related to specialty housing. These include the following:

Salt Lake City Community Housing Plan (adopted April, 2000):

- Policy: Dispersal of affordable and transitional housing city-wide and valley-wide. In particular, the Council supports the establishment of smaller transitional housing programs, with a minimum of one four-plex per Council District.
 - Implementation Strategy: Re-examine City ordinances, regulations, development policies and guidelines to determine if barriers or obstacles exist that hinder affordable, transitional housing development, housing stock replacement and rehabilitation, and identify what changes must be made to implement the policy statements.
 - Action Steps for Strategy:
 - a. Work with Planning and Zoning and the RDA to review potential barriers to the development of affordable or transitional housing.
 - b. Draft needed changes and solicit public comment on these.
 - c. Present changes to the Planning and Zoning Commission and the City Council for approval. (Pp. 24-25).
- Policy: A zoning designation to permit transitional housing on a small-scale basis.
 - Implementation Strategy: Through residential zoning provide opportunity for transitional housing throughout the city encouraging small scale transitional housing units.
 - Action Step for Strategy:

- a. Conduct conditional use and business license studies to monitor, evaluate and plan for transitional housing opportunities. (Pp. 31-32).

Central Community Master Plan (adopted 2001):

- Policy: INSUL -1.1: Institutional facilities that locate or expand in residential neighborhoods must be at a neighborhood scale, include pedestrian amenities, be compatible in design with adjacent structures and the neighborhood, and not compromise the residential integrity of the neighborhood.
- Policy: INSUL -1.3: Improve and strengthen relationships between institutions and residential neighborhoods.
- Policy: INSUL -7.1: Provide opportunities for social services and non-profit organizations to locate in the Central Community.
- Policy: INSUL -7.3: Facilitate the location of the following social services throughout the Central Community: Day care centers; special service programs for youth, elderly, and disabled persons; and transitional housing.
 - Implementation Strategies:
 - Zoning: Review the zoning ordinance use tables to evaluate when and where institutional land uses should be required to be processed as conditional uses. Investigate if there is an over-concentration of conditional uses that have a cumulative impact on neighborhoods (p. 112).
 - Location: Review zoning codes to ensure they encourage locating independent living facilities near neighborhood friendly commercial nodes, transit stops, social services, and community centers and to distribute specialty housing throughout the community (p. 112).

East Central Neighborhood Plan (adopted December, 1984):

The East Central Neighborhood Plan discusses group homes and other social service uses within the context of the former high-density residential zoning district, “Residential ‘R-6’ Zoning District.” At the time the East Central Neighborhood Plan was adopted, specialty housing was allowed as a conditional uses in the R-6 Zoning District. Because much of East Central in 1984 was zoned R-6, the plan noted that “it would be in the East Central Neighborhood’s best interest to have these uses dispersed in other zones.” The plan recommended that “group homes for the elderly and developmentally disabled youth and adults be permitted in any residential zoning district (other than “R-1”) subject to conditional use approval, and any other regulations the city considers necessary to ensure that group homes are good neighbors” (pp. 31-32).

SUBJECT HISTORY:

- March 24, 2004, the Planning Commission heard Petition 410-661, a request by the House of Refuge, located at 370 S. 300 E., for conditional use approval to

operate a large, residential substance abuse treatment home for 30 men at this location. The Planning Commission tabled the case, requesting clarification from the Zoning Administrator whether the YWCA is a transitional victim home and whether it is located within 800 feet of the House of Refuge.

- April 21, 2004, the Zoning Administrator determined that the YWCA is a transitional victim home. The Zoning Administrator also determined that the YWCA site is within 800 feet of the House of Refuge site on 300 East.
- May 10, 2004, Mayor Ross Anderson initiated Petition 400-04-22 to amend the Zoning Ordinance provisions relative to specialty housing.

ACCESS: Not Applicable

COMMENTS, ANALYSIS AND FINDINGS:

1. COMMENTS

Comments from City departments and Community Council(s):

- a) Transportation** did not provide comments.
- b) Engineering** did not provide comments.
- c) Permits** was opposed to language in previous drafts that required a business license from specialty housing providers. This requirement was deleted. The Planning Division will work with the Building Services Division to create a Certificate of Compliance that will meet the needs of both divisions to track the location of specialty housing facilities and not incur a fee from the providers.
- d) Public Utilities** did not provide comments.
- e) Airport** had no objections to the proposed amendments.
- g) Fire** had no objections to the proposed amendments.
- h) Building Services** expressed concern that building code regulations for specialty housing providers would be less, not more restrictive, than the State. (Note: The proposed text amendments do not address building code regulations).
- e) Police** undertook an extensive survey of about 100,000 dispatch and general officer calls for thirty addresses of known specialty housing facilities provided by the Planning Division. The Police Department studied three “geographies:” 1) within the 800 foot buffer around each target address, 2) between 800 feet and one-half mile from the target addresses, and 3) beyond one-half mile from the target address. The Police report is attached as part of Exhibit 4. The conclusion of the report is that “The types of activities summarized here appear to be within normal ranges for the communities where these facilities are found.”
- i) Community Councils and Specialty Housing Providers:** The Planning Staff held an open house on February 9, 2006. All community Council Chairs were notified, in addition to as many specialty housing providers as the Planning Staff could identify. Attendees at the open house expressed the following concerns:

- Retaining the spacing requirement is very important to some types of providers, who believe it protects their clients from residents of other specialty housing facilities that could endanger the clients.
- Having a spacing requirement sends a negative message about specialty housing to the community, reinforcing stereotypes about the clients who enter rehabilitation programs.
- Requiring homes with three residents or less in a rehabilitation program would stigmatize the residents because of the noticing requirements for conditional use petitions.
- The definitions should closely mirror those of State social service agencies.
- The definitions should exclude other types of uses such as transitional homes.
- Specialty housing, if located in West Salt Lake, will lower property values.
- Why are there no restrictions on these uses that exclude sex offenders?

Several specialty housing providers and representatives from government agencies submitted a memorandum concerning the proposed zoning changes to the Planning Division on February 17, 2006. Below is a summary of their comments (the memorandum is included in Exhibit 5):

- The proposal to allow the Planning Commission to modify the 800 foot spacing requirement, and waiving the spacing requirement in the Downtown, Gateway Mixed-Use and General Commercial zoning districts is a positive step. It would help programs located in the central city to maximize resources and hold down costs of services.
- The proposal to create a “judicial-referred” category stigmatizes service providers, and does not accurately reflect the fact that clients in substance abuse treatment programs need the intervention of such programs, separate from legal concerns. (Note: “judicial-referred” categories have been eliminated from the proposed text).
- The use of the definition “transitional treatment homes” connotes homelessness, and does not accurately reflect the assessment criteria or treatment program for clients. (Note: “transitional treatment” categories have been eliminated from the proposed text).

2. PROPOSED CHANGES TO THE ZONING TEXT

A. Specialty Housing Definitions: The Planning Division Staff researched zoning ordinances from other cities around the country, consulted with service providers in Salt Lake City and the staff of county and state social service agencies, and visited several specialty housing facilities. The emphasis on the Staff’s efforts was to understand the needs of the clients served by specialty housing service providers so that the Staff could write language that best reflected the populations treated by the service providers.

When the Zoning Ordinance was adopted in 1995, the City's definitions closely paralleled the definitions used by the State. However, within the past decade, state definitions have changed, becoming much broader, and the current definitions do not accurately reflect the services provided. The primary goal of the Planning Division Staff is to devise definitions that could afford the Zoning Administrator, planners and other City officials increased flexibility in reviewing applications from specialty housing providers whose clients could have a variety of issues to resolve, rather than having to apply definitions to proposed specialty housing facilities that do not accurately describe the client population.

The definitions (listed below) replace the current definitions for 1) transitional victim homes, 2) transitional treatment homes, and 3) residential substance abuse treatment homes with a new definition, **residential treatment home**. The new definition accommodates populations needing to solve substance abuse issues, who are fleeing from domestic violence or are displaced from a permanent home, or who have emotional, psychological, developmental, or behavioral impairments, or some combination thereof. The proposed changes to the definitions for small and large group homes are minimal. In 1999, the City Council amended the Zoning Ordinance to allow small group homes as a permitted use in all zoning districts that allow single-family dwellings in compliance with State and Federal fair housing laws. There are no proposed changes to the regulations for halfway homes.

The proposed definitions are listed below:

Group Home, Small: "Small group home" means a residential facility ~~set up~~ **functioning** as a single housekeeping unit and shared by up to six (6) unrelated persons, exclusive of staff, who require assistance and supervision. A small group home is licensed by the State of Utah, **or provides evidence to the Zoning Administrator from the State of Utah that indicates that a license by the state is not required**, and provides counseling, therapy and specialized treatment, along with habilitation or rehabilitation services for persons with a physically or mentally ~~disabled~~ **disability persons or for persons with emotional, psychological, developmental, or behavioral dysfunctions or impairments**. A small group home shall not include persons who are diagnosed with a substance abuse problem or who are staying in the home as a result of criminal offenses.

Group Home, Large: "Large group home" means a residential facility ~~set up~~ **functioning** as a single housekeeping unit and shared by seven (7) or more unrelated persons, exclusive of staff, who require assistance and supervision. A large group home is licensed by the State of Utah, **or provides evidence to the Zoning Administrator from the State of Utah that indicates that a license by the state is not required**, and provides counseling, therapy and specialized treatment, along with habilitation or rehabilitation services for persons with a physically or mentally ~~disabled~~ **disability persons or for persons with emotional, psychological,**

developmental, or behavioral dysfunctions or impairments. A large group home shall not include persons who are diagnosed with a substance abuse problem or who are staying in the home as a result of criminal offenses.

~~Transitional Treatment Residential Treatment Home, Small:~~ "Small residential treatment home ~~transitional treatment home~~" means a residential facility for up to six (6) unrelated persons, exclusive of staff, and licensed by the State of Utah, **or provides evidence to the Zoning Administrator from the State of Utah that indicates that a license by the state is not required.** A **Small Residential Treatment Home** provides twenty four (24) hour staff supervision and a peer support structure to help ~~applicants~~ individuals acquire and strengthen the social and behavioral skills necessary to live independently in the community. **Individuals living in the facility may include victims of crime, those recovering from substance abuse, and those needing help to achieve housing stability.** Such programs provide supervision, counseling and therapy through a temporary living arrangement and provide specialized treatment, habilitation or rehabilitation services for persons with emotional, psychological, developmental, or behavioral ~~dysfunctions or~~ **dependencies; for persons with alcohol, narcotic drug or chemical dependencies; or persons in need of protective services who are experiencing a temporary dislocation or emergency which prevents them from providing these services for themselves or for their families.** Treatment may occur within the residential facility or may be offered off site. ~~A transitional treatment home shall not include any persons referred by the Utah state department of corrections. who are staying in the home as a result of criminal offenses, or those referred by a judicial authority as a condition to avoid incarceration.~~ A **Small Residential Treatment Home**~~Transitional Home~~ may accept residents who have been referred from the Department of Corrections, who require assistance as a result of criminal offenses, or who must complete treatment as a condition to avoid incarceration as mandated by a judicial authority.

~~Transitional Treatment Residential Treatment Home, Large:~~ "Large ~~transitional treatment home~~ residential treatment home" means a residential facility for seven (7) or more unrelated persons, exclusive of staff, and licensed by the State of Utah, **or provides evidence to the Zoning Administrator from the State of Utah that indicates that a license by the state is not required,** that provides twenty four (24) hour staff supervision and a peer support structure to help ~~applicants~~ individuals acquire and strengthen the social and behavioral skills necessary to live independently in the community. **Individuals living in the facility may include victims of crime, those recovering from substance abuse, and those needing help to achieve housing stability.** Such programs provide supervision, counseling and therapy through a temporary living arrangement and provide specialized treatment, habilitation or rehabilitation services for persons with emotional, psychological, developmental, or behavioral ~~dysfunctions or~~ **dependencies; for persons with alcohol, narcotic drug or chemical dependencies; or persons in need of protective services who are experiencing a temporary dislocation or emergency which prevents them from providing these services for themselves or for their families.**

Treatment may occur within the residential facility or may be offered off site. A large transitional treatment home shall not include any persons referred by the Utah state department of corrections, who are staying in the home as a result of criminal offenses, or those referred by a judicial authority as a condition to avoid incarceration. A Large Transitional Home Residential Treatment Home may accept residents who have been referred from the Department of Corrections, who require assistance as a result of criminal offenses, or who must complete treatment as a condition to avoid incarceration as mandated by a judicial authority.

B. Licensing by State Agencies. Staff determined that not all facilities are licensed by the state. The verbiage in existing definitions defined a facility as specialty housing because it was licensed by the State. This caused problems with Zoning Administrator interpretations in trying to define similar uses where the State did not require a license. For such facilities, the Planning Division has included a statement in the definitions that requires the applicant to provide evidence to the Zoning Administrator from the State of Utah indicating that a license by the state is not required.

C. Tracking Locations of the Specialty Housing Facilities

Currently, the City requires that specialty housing facilities be separated by 800 feet; however, the City has not made a provision to track the location of the facilities. This is because the City relies on the issuance of business licenses to track locations, but most social service providers are non-profit organizations, and business license are not required for these entities.

In order to provide a mechanism, the City is proposing that specialty housing providers register with the City, and the information will be entered into the City's Geographic Information System (GIS). The Planning Division does not anticipate that a fee will be required for the registration.

D. Conditional Use Process

Under the proposed provisions, all of the specialty housing types, with the exception of small group homes, could only be approved through the conditional use process. This differs from the current requirements allowing small transitional victim homes and small residential substance abuse homes as permitted uses.¹

Specialty housing providers of small group homes would have to apply for approval from the Planning Commission if they are located within 800 feet of another small group home. Currently, small group home operators do not have this option. The proposed text requires the Planning Commission to find that allowing the small group home to be located within 800 feet of another small group home is appropriate because of its location

¹ Small transitional victim homes are currently allowed as permitted uses in the RMF-75, RMU and RO Zoning Districts. Small residential substance abuse treatment homes are allowed in the RMF-75, RMU-35, RMU-45, RMU and RO Zoning Districts.

to public transportation, close proximity to employment opportunities or services required by the residents.

Similarly, specialty housing providers of large group homes and residential treatment homes would have to apply for conditional use approval from the Planning Commission. Through the conditional use process, the Planning Commission can also modify the spacing requirements if they are located within 800 feet of another large group home or residential treatment home. As with small group homes, operators of similar specialty housing facilities do not currently have this option. Because most categories of specialty housing are only allowed in medium- to high-density residential zones, commercial or downtown neighborhoods, the zoning districts accommodating specialty housing types (with the exception of small group homes) are allowed, for the most part, in zoning districts that are primarily found in City Council District 4 and the western edge of City Council District 5. Specialty housing providers often desire to operate in Central City because of their proximity to services needed by their clients.

In other scenarios, service providers may desire to operate several facilities in the same general location because it lessens their costs to providing treatment and provides needed services closer to their clients. Because the operation of the facilities within a general location makes the 800 foot spacing requirement problematic, the Planning Division is proposing the ability to lessen the spacing requirement through the conditional use process in any zone in which the facility is allowed.

In the Downtown, Gateway Mixed-Use (G-MU), and General Commercial (CG) Zoning Districts, the proposed text would allow applicants seeking approval to operate a large group home or a residential treatment center as a conditional use, but are not subject to a spacing requirement. Small residential treatment homes serving persons who have been physically abused or emotionally victimized are also not subject to the 800 foot spacing requirement.

The proposed text includes language requiring all operators to provide the Planning Director with an annual report, describing the operation of the facility, and detailing complaints and problem areas, strategies to address problems, challenges, successes and anticipated changes in operations. Large group home and residential treatment home operators would be required to maintain contact with the neighborhood. The proposed text also includes standards for the Planning Commission to consider when modifying the spacing requirement.

ANALYSIS AND FINDINGS

A decision to amend the text of the zoning ordinance or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the Planning Commission and the City Council must consider the following factors:

21A.50.050 Standards for general amendments.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: Relevant provisions of the Salt Lake City Community Housing Plan and two master plans addressing specific areas, the Central Community Master Plan and East Central Neighborhood Plan, are highlighted in the Master Plan Specification section beginning on page 3 of this staff report. The Housing Plan encourages dispersal of smaller transitional units throughout the city. The Central Community Master Plan specifically notes the need to distribute specialty housing throughout the (Central City) community and to encourage their location near transportation, commercial and social service facilities. This plan also notes the importance of strengthening the relationship between institutions and neighborhoods. As noted beginning on page 6 of this report, the proposed text contains provisions addressing these concerns.

Findings:

The proposed rezone is consistent with Master Plan policies and other City policies relating to specialty housing.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: Most specialty housing facilities are located in existing structures. Many facilities serve populations that do not drive, and thus the expansion of parking lots that could adversely affect the nearby built environment is not an issue. Numerous facilities are located in historic structures, and thus provide an opportunity for adaptive re-use to preserve contributing structures or Landmark Sites. With the exception of small group homes, all specialty housing facilities can only be approved as a conditional use, several standards of which address the compatibility of the architecture with nearby structures, buffering from adjacent properties, landscaping, historic and environmental preservation, and operating hours. These standards are intended to insure that the proposed use does not detract or diminish the enjoyment of existing development in the vicinity of the subject property.

In addition to the standards of the conditional use process, the proposed text contains provisions requiring applicants for specialty housing conditional uses to provide information detailing the need for the proposed facility and a plan with which to maintain contact with the neighborhood. Specialty housing providers would also be required to submit a report to the Planning Director each year, describing the home's operation, problems, successes, challenges and anticipated changes in operations. These measures are included in the proposed text in order to try and ensure that issues are addressed quickly and the facility is harmonious

with its surroundings.

Findings: The proposed amendments contain several provisions that ensure that specialty housing facilities would be harmonious with the overall character of existing development in the immediate vicinity of the subject property. The proposed amendments also contain provisions enabling the City to monitor and if necessary revoke the conditional use approval.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The Planning Division, with input from the Police Department, social service professionals, and citizens, has attempted to draft text that considers the needs of special housing facility operators, the requirements of federal law, the potential impact of the revised text on the enjoyment and safety of residents, and the economic health of the city. To this end, the proposed text and map amendments encourage the dispersal of specialty housing facilities, particularly small group homes, throughout the city through the spacing requirement. The spacing requirement is also intended to avoid a concentration of specialty housing facilities that could remove opportunities for other land uses or have an adverse impact on the property owners and business in the immediate vicinity.

Specialty housing providers with a clientele or operations that might have a greater impact on a neighborhood, due to a higher number of residents or the need for public services, such as police protection, are only allowed in higher density residential, commercial, downtown or special purpose zones. All specialty housing facility applicants, with the exception of small group home providers, must be approved through the conditional use process. Broadening the distance of the notification for these types of conditional use requests from 300 to 800 feet will not only serve to notify a larger radius of citizens, but will help City Staff in locating specialty housing providers.

The provision to modify the spacing requirement will provide applicants a forum to present their rationale for concentrating services, while providing standards by which the Planning Commission can evaluate the reasons for the modification. In this way, facilities that are proven to have no negative impact have the potential to be located closer than 800 feet. Finally, the proposed text contains provisions to maintain accountability on the part of specialty housing facility providers regarding their impact on surrounding properties.

Findings:

The proposed text amendments address the needs of specialty housing facility operators to provide necessary services and concentrate operations when justified. The conditional use process allows a forum to inform the public of the need of the proposed facility and address concerns expressed by nearby property owners and residents. The provisions requiring accountability to the City provides additional

and periodic oversight to determine and address a problematic effect the facility might be having on a neighborhood.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Discussion: There are existing overlay districts within the areas affected by the proposed text amendments, such as the Historic Preservation, Capitol Hill Protective Area, Transitional, South State Street, Yalecrest Compatible Infill, Airport Flight Path Protection and Groundwater Source Protection overlay districts. The proposed text amendments will have no effect on the administration of existing overlay districts.

Findings: The proposed text amendments will not impact existing overlay zones. Any specific proposal will have to meet the provisions of any applicable overlay zone.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested comments from applicable City departments. Some of the departments that responded (Fire and the Airport) had no issues with the proposed text. Other concerns, such as those from the Building Services Division, were addressed. The Police Department provided the Planning Staff with a lengthy statistical study, finding that specialty housing facilities had not created an increase in crime or undesirable activity. Future specialty housing facilities will have to meet adopted City regulations relating to public services and facilities, and will be reviewed through a site plan review process and/or specific conditional use processes where applicable.

Findings:

The text amendment is not site specific. Development projects will have to comply with adopted city regulations. The need for public facilities and services will be reviewed by various City departments as projects are reviewed through the conditional use process.

RECOMMENDATION: Based on the analysis and the findings presented in this report, Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend the identified provisions in the Zoning Ordinance relating to specialty housing facilities.

Exhibits:

1. Proposed Zoning Text for Specialty Housing Facilities – Definitions.

2. Proposed Zoning Text for Specialty Housing Facilities – Regulations.
3. Proposed Amendments to the Tables of Permitted and Conditional Uses for Specialty Housing Facilities.
4. Departmental Comments.
5. Correspondence and Comments from Specialty Housing Facility Operators and the Public.

Exhibit 1
**Proposed Zoning Text for Specialty
Housing Facilities – Definitions**

Exhibit 2
**Proposed Zoning Text for Specialty
Housing Facilities – Regulations**

Exhibit 3
Proposed Amendments to the Tables of
Permitted and Conditional Uses for
Specialty Housing Facilities

Exhibit 4

Departmental Comments

Exhibit 5
Correspondence and Comments from
Specialty Housing Facility Operators and
the Public

