

PLANNING COMMISSION STAFF REPORT

Rescue Mission of Salt Lake Petition PLNPCM2008-00742 Master Plan Amendment 2945 West 900 South February 11, 2009



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: Rescue Mission
of Salt Lake

Staff: Nick Norris, 535-6173 or
nick.norris@slcgov.com

Tax ID: 15-09-177-020

Current Zone: M-1 Light
Manufacturing

Master Plan Designation:
West Salt Lake Master Plan:
Industrial.

Council District: District 2
represented by Van Turner

Lot Size:
223,898 square feet

Current Use: Undeveloped

**Applicable Land Use
Regulations:**

- 21A.28.020

Notification

- Notice mailed on January 27,
2009
- Sign posted on January 27,
2009
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites and in the
newspaper January 27, 2009

Attachments:

- A. Applicant Information
- B. Site Plan & Elevation
Drawings
- C. Photographs
- D. Letter from Airport
- E. Citizen Input

Request

The Rescue Mission of Salt Lake desires to relocate an existing homeless shelter to property located at 2945 West 900 South in an M-1 Light Manufacturing zoning district. This would require a zoning text amendment. The West Salt Lake Master Plan does not support residential uses in industrial areas. Therefore, the applicant is proposing to amend the West Salt Lake Master Plan to allow residential land uses in industrial areas. The amendment would alter the text to allow "appropriately place and buffered special use residential development within nonresidential areas" and "... providing flexibility to accommodate special uses within non-residential zones to accommodate certain appropriate placed and buffered special use residential development."

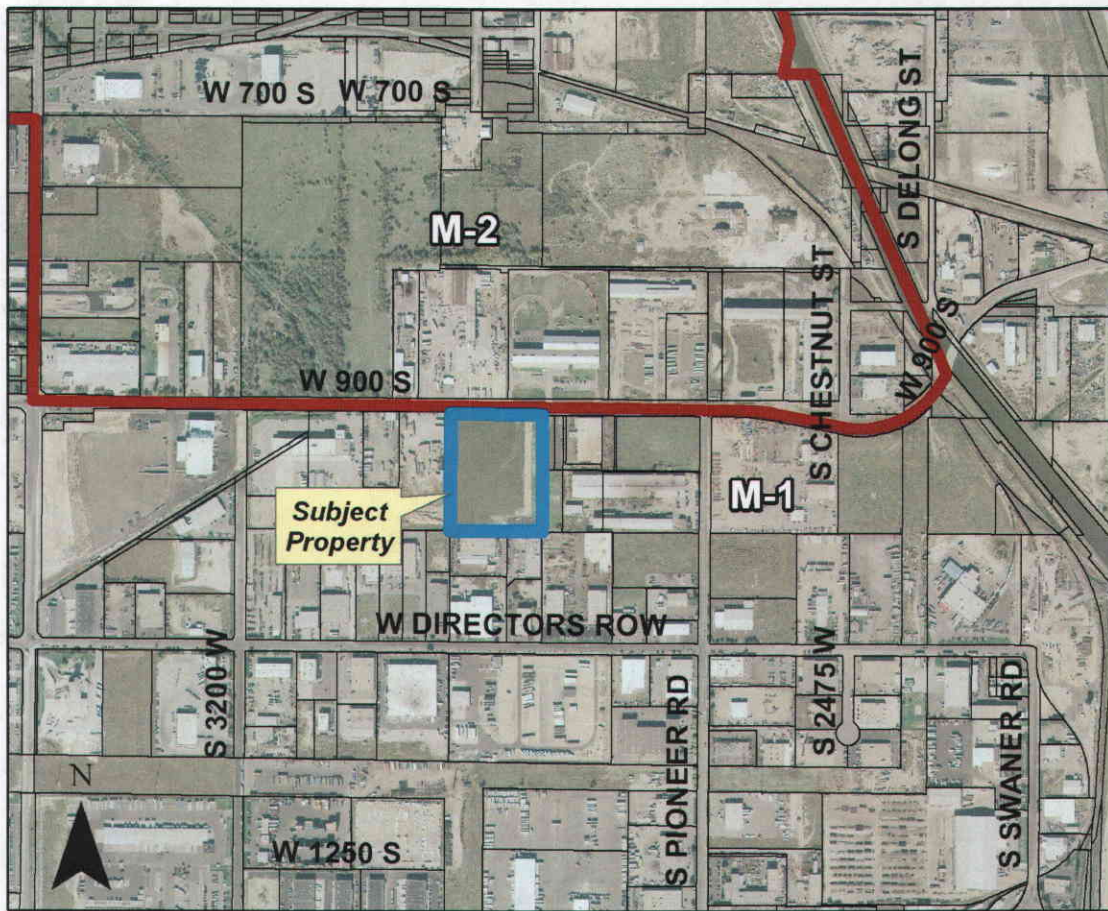
Please note that this request is to amend the West Salt Lake Master Plan only. If an amendment is approved by the City Council, a zoning amendment would be required in the future to accommodate this project.

Staff Recommendation

Based on the analysis and findings listed in the staff report, it is the Planning Staff's opinion that the Planning Commission transmit an unfavorable recommendation to the City Council for the following reasons:

1. The West Salt Lake Master Plan supports segregating residential and industrial land uses in order to reduce land use conflicts between the two types of uses; and
2. The current conditions of the area are not substantially different then the conditions that existed when the plan was adopted.
3. Industrial areas are not appropriate for residential uses
4. The City needs to preserve industrial land for economic development.

VICINITY MAP



Background

Project Description

The Rescue Mission of Salt Lake City is proposing to relocate their existing facility from 463 South 400 West to a new location at 2945 West 900 South. The property is zoned M-1 Light Manufacturing. Across the street from the subject property is property that is zoned M-2 Heavy Manufacturing. The services offered by the Rescue Mission include a homeless shelter. A homeless shelter is not listed as a permitted use or a conditional use in the M-1 Zoning District. In order to operate a homeless shelter from the proposed location, the Rescue Mission would have to amend the Manufacturing Zones table of permitted and conditional uses to include a homeless shelter. A homeless shelter is classified as a residential type of land use. The West Salt Lake Master Plan identifies residential land uses and industrial type of land use as incompatible. One of the goals of the West Salt Lake Master Plan is to eliminate conflicts between incompatible land uses. The plan identifies residential and industrial land uses as incompatible. The Salt Lake City Housing Plan does not address homeless shelters.

The applicants are proposing adding language to two of the goals found in the West Salt Lake Master Plan. The first goal listed on page 2 of the Plan reads: "Preserve the existing predominantly low density character and related land use patterns in the residential part of the West Salt Lake Community." The applicants are proposing to amend this goal to read:

Preserve the existing predominantly low density character and related land use patterns in the residential part of the West Salt Lake Community *including appropriate placed and buffered special-use residential development within non-residential zones.*”

The other proposed amendment is to the third goal listed on page 2 of the Plan. This goal reads: “Propose a future land use plan that will minimize and eventually eliminate land use conflicts in developed areas.” The proposed amendment would modify the goal so that it reads:

Propose a future land use plan that will minimize and eventually eliminate land use conflicts in developed areas *while providing flexibility to accommodate special uses within non-residential zones to accommodate certain appropriate placed and buffered special-use residential development.*

The Zoning Ordinance classifies a homeless shelter as a type of residential type of land use, as indicated in section 21A.30.050 Table of Permitted and Conditional uses for Downtown Districts. A homeless shelter is defined as a “building or portion thereof in which sleeping accommodations are provided on an emergency basis for the temporarily homeless.” The residents of homeless shelters are not typically restrained to the facility 24 hours a day.

West Salt Lake Master Plan

The West Salt Lake Master Plan establishes the City’s policies on land use issues in the western portions of Salt Lake City. Because the West Salt Lake Master Plan does not support mixing residential and industrial types of land uses, a Master Plan Amendment is required prior to a zoning text amendment. Without the Master Plan Amendment, the zoning amendment would be inconsistent with the City policies identified in the West Salt Lake Master Plan.

Salt Lake City Futures Commission Report

The Salt Lake City Futures Commission Report does discuss homeless shelters. Assertion M, Recommendation 3 in the Built Environment Section states “During Gateay Project, protect the shelter and other services for the homeless. Find ways to integrate these services in this new neighborhood. The Proposed Action to accomplish this is to “Protect service providers from encroachment by development. Provide incentives—tax credits or other bonuses—to developers to protect and strengthen these services as the neighborhood develops. Encourage partnerships to allow for the most efficient and effective location of these services in the neighborhood.” Based on this recommendation and proposed action, the City policy has been to concentrate homeless shelters and services in the Gateway neighborhood.

On page 62, the Futures Commission Report states that clustering of social services should be done to promote efficiency. This statement has also reinforced the concept of keep homeless shelters and services in close proximity to one another.

Salt Lake City Vision and Strategic Plan Final Report

The City Vision and Strategic Plan Final Report (1993) also talks about the effectiveness of homeless services. Action item 25 (page 25) states “encourage the provision of effective services and constitutionally appropriate responses to transients and the homeless.” While this statement is vague, it does reiterate the concept of providing effective services.

Comments

Public Comments

The boundary of the Poplar Grove and Glendale Community Councils runs through the subject property. Therefore, an open house was held on December 18, 2008 to gather public input. Approximately 20 people attended the Open House. No written comments were submitted during the open house; however, several in attendance submitted comments via email (see attachment E). During the open house, those in attendance were generally opposed to the proposed Master Plan Amendment. The opposition can be generalized into concerns about introducing residential land uses into industrial areas, the lack of infrastructure on 900 South; the potential for increased crime; liability for those operating large vehicles on the public streets and the width of 900 South and lack of sidewalks and the need to protect the general population from the impacts associated with light and heavy manufacturing land uses.

City Department Comments

The comments received from pertinent City Departments / Divisions are as follows:

Transportation (Barry Walsh): The division of transportation review comment and recommendations are as follows:

The proposed development is located on 900 South a future Minor Arterial class roadway. The present status is a two lane undeveloped paved industrial roadway, with a current acceptable level of service.

As part of the proposed site development the Transportation Division will require verification of right of way dedication for a 42 foot half width.

The roadway development of 900 South is to be a five lane 65 foot (TBC) roadway on an 84 foot right of way to include pedestrian sidewalk on both sides per the transportation corridor arterial classification. The public way infrastructure improvement requirement; as to when they would be required and what improvements will be required, are subject to the evaluations of various city agencies including – Engineering, Transportation, Public Utilities, etc.

Engineering (Craig Smith) Engineering has received and reviewed a request by the rescue mission of Salt Lake for a Master Plan Amendment to allow residential type land uses in Industrial areas. Our department is more concerned about civil improvements; that is, improvements to the public way. We really have no issues with regards to changes to any master plan.

Building Services (Alan Hardman): Our office has no comments on this proposal at this time.

Police Department (Lt. Richard Brede): I do not oppose the Rescue Mission's desire to relocate to 2945 W 900 S.

Economic Development (Bob Farrington): Thanks. While I am not too familiar with the site in question and what the impacts and issues might be, it seems worthwhile considering other parts of the city as possible locations for homeless shelters, otherwise we will continue to have the same constrictions and issues downtown.

Airport (Allan McCandless): The airport submitted a letter (Attachment D) regarding this proposed amendment. The letter states that the airport is generally opposed to allowing residential land uses in areas that are within the Airport Influence Zone B. The airport would not have issues if the use was

considered institutional and could meet the construction standards for new construction within Influence Zone B.

The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Project Review

The applicants attended a pre-submittal meeting on October 9, 2008. At that meeting, the applicants were told that a master plan amendment was required because the West Salt Lake Master Plan did not support introducing residential type of land uses into industrial areas. In addition, the applicants were informed that a zoning text amendment would be required as well because the M-1 Zoning District does not allow homeless shelters. The text amendment would be to the chart of permitted and conditional uses. If the use was added as a conditional use, then the proposed project would also have to go through the conditional use process.

On November 20, 2008 an internal (planning staff) project review meeting was held where it was reiterated that a master plan amendment would be necessary. The applicants are asking the City to change its policies related to land use in the manufacturing zoning districts. Therefore, the required processes, including a zoning map amendment, could not run concurrently. This is consistent with the policies of the Department of Community and Economic Development. The primary issue identified with the proposal is whether or not it is appropriate for people to live in manufacturing areas. The M-1 zoning district, as well as the Airport Overlay District, does not allow residential land uses in this area. In addition, the City has concentrated services for the homeless in downtown to ensure adequate access to those services as well as public transportation.

The properties on the north side of 900 South are zoned M-2 Heavy Manufacturing. This zone allows intense land uses. The purpose of the M-2 Zoning District states:

The purpose of the M-2 heavy manufacturing district is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate for, a nuisance free environment.

Analysis and Findings

Options

With regard to master plan amendments, the Planning Commission makes a recommendation to the City Council and the City Council has the decision making authority. If the City Council denies the request, then the West Salt Lake Master Plan would continue to support separating industrial and residential land uses.

If the City Council approves the request, then the applicants would have to submit a zoning amendment to change the text of the M-1 Zoning District to allow homeless shelters as either a permitted or conditional use. If the West Salt Lake Master Plan is amended to support introducing residential type of land uses into industrial areas, then the City policies may result in incompatible land use development that could create health and safety issues for future residents who may live in the area. Typical health and safety issues that are generated by light and heavy manufacturing uses include increase noise, odor, truck traffic and exposure to potentially hazardous materials.

Analysis

The City does not have specific standards for Master Plan Amendments. In reviewing this type of master plan amendment, the items to consider are the issues identified within the specific Community Master Plan, the associated goals and whether the current conditions warrant an amendment of the goals of the applicable master plan. Other applicable policy documents that are considered include the Salt Lake Futures Commissions Report and the City Vision and Strategic Plan. In this case, the West Salt Lake Master Plan identifies three main goals relating to land use in this area of the City. Those goals include:

Goal 1: Preserve the existing predominantly low density character and related land use patterns in the residential part of the West Salt Lake Community.

Goal 2: Encourage properly regulated new growth in areas of anticipated development, especially in the West Salt Lake Industrial District.

Goal 3: Propose a future land use plan that will minimize and eventually eliminate land use conflict in developed areas.

Goal 1 is specific to residential areas of the West Salt Lake Community and does not apply to the industrial areas. However, in the Residential Land Use discussion on page 3 of the WSLMP, it is stated that residential uses in non-residentially zoned areas conflict with adjacent commercial and industrial uses. While technology has improved that can mitigate some impacts from industrial use, there are uses that exist in the area or that are listed as permitted or conditional uses in the M-1 and M-2 zoning district that could produce impacts that are not conducive to a safe and healthy living environment. Typical impacts created by industrial land uses include truck traffic, noise, pollution, noxious odors, attractive nuisances, etc.

Goal 2 is related to the industrial areas where the applicants are proposing to locate a homeless shelter. The West Salt Lake Industrial District is the area west of Redwood Road (1700 West). The WSLMP designates this area as “devoted exclusively to industrial development and related uses.” Any sort of residential land use would not be consistent with this statement. Recently, the City Council adopted this general area as a “Recycling Enterprise Zone.” This is not a zone that is related to the zoning ordinance, but is an economic development zone that provides incentives for businesses related to recycling to locate in this area. This action reaffirms the City’s policy to keep industrial uses in this area. Having residential uses in industrial zones could deter future industries from locating in the area due to the potential land use conflicts.

Goal 3 is specific to the issue at hand, which is whether it is appropriate to have industrial types of uses adjacent to residential land uses. This situation does exist in other areas covered by the WSLMP. The Plan identifies the area around between 700 West and 900 West and 900 South and 1300 South as an area where residential land uses and industrial land use are adjacent to each other. The residential uses in this area are impacted by noise, pollution and traffic associated with the daily business of the industrial uses. The Plan specifically addresses eliminating the industrial uses in this area. This situation could be repeated in the area around the subject property if residential uses are introduced.

The WSLMP identifies environmental constraints that could impact future land uses in the area. The environmental constraints identified include a high water table, liquefaction potential, poor soil suitability, and airport noise. These types of constraints do not create a desirable living environment. The WSLMP does provide an example of an environmental impact where a chemical leak at a manufacturing facility required the evacuation of a nearby neighborhood. Adding residential land uses in the area would expose future residents to negative impacts created by industrial land uses.

The subject property is located within Airport Influence Zone B which specifically prohibits residential types of land uses except on properties zoned for agricultural use. This would impact a homeless shelter because the zoning ordinance lists homeless shelters as a residential type of land use. If the WSLMP is amended, it could support a homeless shelter as an institutional use. Institutional uses are allowed with conditions in Airport Influence Zone B. On Page 15 of the WSLMP is a summary of the Buena Vista Small Area Master Plan. The Buena Vista Small Area Master Plan covers the area between the Surplus canal and 4000 West and I-80 and 900 South. The proposed location of the homeless shelter is directly across the street from the southern boundary of the area covered by the Buena Vista Small Area Master Plan. The Buena Vista Master Plan discourages any further residential development. Since the plan was adopted, all but one of the residential uses in the Buena Vista neighborhood have been relocated to other areas of the City. The Airport purchased these properties to decrease the conflicts between the residential land uses and the airport operations. While the proposed location is not within the area covered by the Buena Vista Small Area Master Plan, it provides an example of the problems associated with residential land uses in the area.

The proximity to properties zoned M-2 creates an issue with located residential type of land uses on the subject property and other areas in the M-1 zoning district. The purpose statement of the M-2 zoning district states that the M-2 zone provides areas for intensive industrial uses that are not appropriate for nuisance free environments. The existing and potential future uses on the north side of 900 South would not create an environment that is conducive to residential living. Mixing residential and industrial uses like those allowed in the M-1 and M-2 zoning district conflicts with the purpose statement of the Zoning Ordinance, which is "to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City."

The overall safety of any future residents in the area should be considered in determining the future land uses. 900 South in this area is an unimproved road way that carries a large amount of truck traffic. The lack of sidewalks results in a dangerous walking environment. Although this may not be specific to this particular use, it could be to other residential type of land uses if they were to be introduced into the area.

As discussed on page 3, the Salt Lake Futures Vision Report recommends clustering homeless services to maintain efficiency and to keep these services in the Gateway neighborhood. Under the existing zoning regulations, homeless shelters are allowed in the D-3 Downtown Warehouse/Residential zoning district as a conditional use and in the CG General Commercial zoning district as a conditional use.

Findings

Based upon the above analysis, staff finds that the goals of the WSLMP are relevant to the current land use issues associated with the subject property and to the properties and land uses in the vicinity. The current conditions do not warrant an amendment to the goals of the WSLMP. The goals of the WSLMP do not support introducing any type of residential land use into an area that is zoned for industrial types of uses. The Futures Vision Document establishes a policy of concentrating homeless services in a specific neighborhood, other than the location proposed by the applicant. The existing and potential land uses allowed in the area are not conducive to a healthy, safe living environment. The City allows homeless shelters as a conditional use in zones that are more conducive to a healthy, safe living environment.

Attachment A Applicant Information

Nick:

Having sat and considered various ways to alter the text I am coming around to the idea of a simple zoning change to avoid instituting a comment that may be overly specific to this one site. Here are some attempts – please comment on these and I'll wait until you have a chance to discuss the zone change with others in the department:

Option 1:

Current Text:

- Preserve the existing predominantly low density character and related land use patterns in the residential part of the West Salt Lake Community.

Proposed Text:

- Preserve the existing predominantly low density character and related land use patterns in the residential part of the West Salt Lake Community *including appropriate placed and buffered special-use residential development within non-residential zones.*

Option 2:

Current Text:

- Propose a future land use plan that will minimize and eventually eliminate land use conflicts in developed areas.

Proposed Text:

- Propose a future land use plan that will minimize and eventually eliminate land use conflicts in developed areas *while providing flexibility to accommodate special uses within non-residential zones to accommodate certain appropriate placed and buffered special-use residential development.*

APPLICANT'S REPLY TO QUESTIONS 1, 2, AND 3 OF MASTER PLAN AMENDMENT APPLICATION

1. General Description of the proposed Master Plan Amendment:

The proposed amendment allows the Rescue Mission of Salt Lake, Inc. to construct a campus consisting of the following buildings and purposes in a M1 zone as per the West Salt Lake Planning Area. Some of the structures are in compliance with permitted uses as per the M1 definition while others are partially or functionally:

<u>Building</u>	<u>Intended Purpose(s)</u>	<u>M1 Status</u> (NP=Not Permitted) (P=Permitted) (PPF=Possibly/Partially /Functionally Permitted)
Men's Facility	<p>The Men's facility will be utilized to</p> <ul style="list-style-type: none"> (1) feed, clothe, provide temporary shelter for homeless men; (2) provide a free long term residential alcohol and substance abuse recovery program; (3) provide an outpatient recovery program in the evenings and on the weekends for the working poor; (4) provide job placement; (5) limited educational classes including GED & ESL; (6) provide administrative offices; (7) provide cafeteria and dining room services; (8) provide recreational and physical conditioning services 	<p>PPF¹</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p>
Women & Family Facility	The Women & Family Facility will be utilized to provide the same services set forth above.	PPF & P
Social Enterprise Building	<p>The Social Enterprise Building will be utilized for two primary purposes:</p> <ul style="list-style-type: none"> (1) provide a medical/dental clinic available for use by Rescue Mission Clients <u>and the community</u>; (2) provide Daycare and after school care for Rescue Mission Clients <u>and the community</u>. 	<p>P</p> <p>P</p>
Chapel	The Non-Denominational Chapel will be used for worship, weddings, funerals and as an overflow	P

¹ Restaurants, Retail Goods Establishments, Adult Daycare Centers, and Hotels/Motels each providing essentially the same services as the Rescue Mission except the Rescue Mission provides it for a special (underprivileged) population.

(Answer 1 Continued)

<u>Building</u>	<u>Intended Purpose(s)</u>	<u>M1 Status</u>
Future Use	Although not determined at this point, highly likely to be additional family housing	P

2. A statement declaring the purpose of the amendment and the exact language. Include proposed boundaries, master plan area, and/or zoning district changes.

The purpose of the amendment is to allow a shelter in the M1 zone in the West Salt Lake Community Master Plan. The proposed boundaries are all of Lot 1, WAGU Express Estates Minor Subdivision, a subdivision being located in the Northwest Quarter of Section 9, Township 1 South, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof on file and or record in the office of the Salt Lake County Recorder.

Prior Sidwell Number – 15-09-177-017

New Sidwell Number after July 15, 2008 Closing – 15-09-177-020

The property is located at approximately 2951 W. 900 South in Salt Lake City. Approximately half the property lies in the Poplar Grove Community and the other half in the Glendale Community. The property is currently zoned M1 and it is requested that the Master Plan and Zoning for these 5.14 acres only be changed to D-3, Downtown Warehouse/Residential District, as per 21A.30.040

The proposed language amending 21A.28.040, Table of Permitted And Conditional Uses For Manufacturing Districts, page 5, Miscellaneous, after “Sewage Treatment Plants” and before Slaughterhouses, inserting “**Homeless Shelter and related services within Lot 1, Wagu Express Estates Minor Subdivision, a subdivision located in the Northwest Quarter of Section 9, Township 1 South, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof on file and or record in the office of the Salt Lake County Recorder.**”

3. Declare why the present master plan requires amending.

The 1990 Master Plan for the West Salt Lake area does not and could not anticipate the rise in homelessness and that 83% or 78,589 citizens, according to the 2007 State of Utah Substance Abuse and Mental Health Annual Report, asked for, but could not be referred to free substance abuse treatment centers. This is not only a human and moral tragedy but also financially wasteful when one considers that it costs on average \$15,142 per chronically homeless for jail time, ambulance calls, bookings, etc. per year compared to

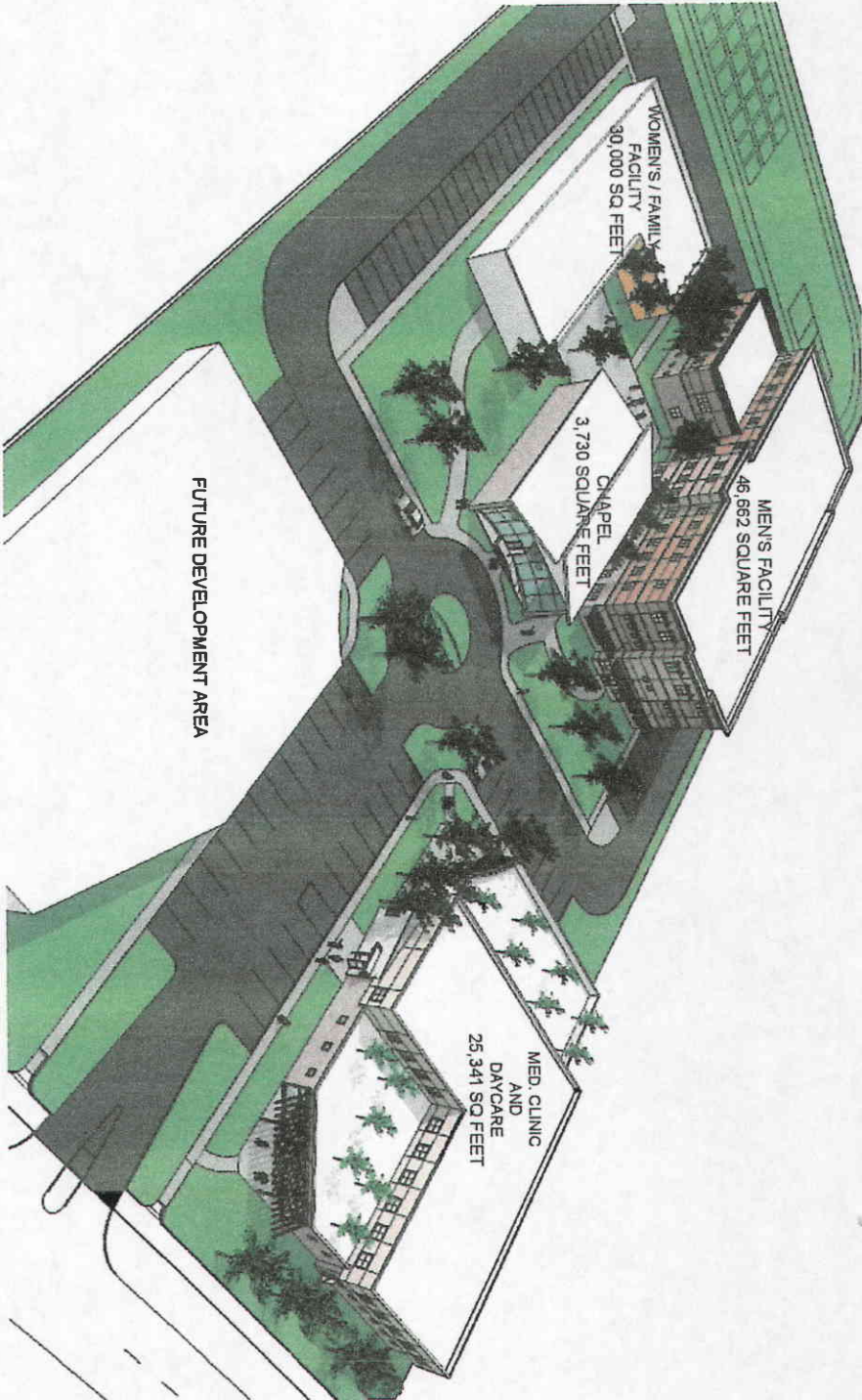
\$11,000 per chronically homeless to simply house them for a year, according to Gordon Walker, Director of the Utah Division of Housing and Community Development.

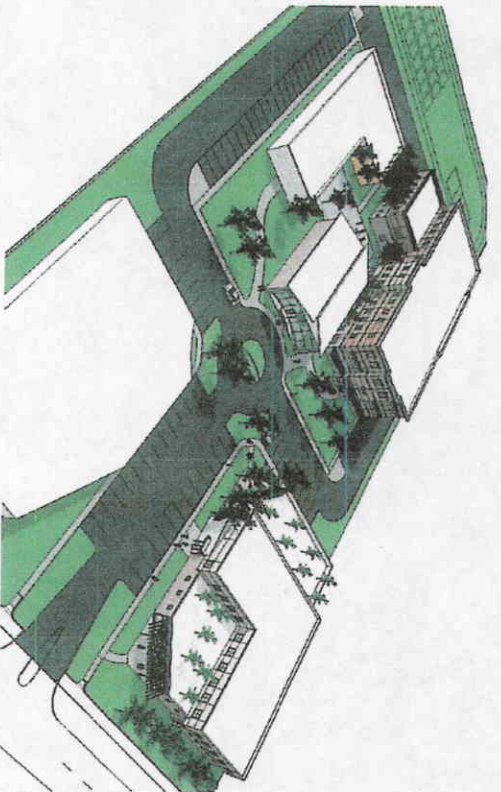
Additionally, the 1990 Master Plan could not have envisioned at that time the full extent of the public outcry against the homeless gathering in Pioneer Park as well as the open and rampant drug use in the Park. Allowing the Rescue Mission to relocate from its present facility, $\frac{3}{4}$ of a block South of the Park, to a light manufacturing zone far from the Park will immensely decrease the homeless presence plus allow them to be treated in a highly successful residential long term recovery program. Specifically, **53%** of all clients reported the recovery program was either “**extremely successful or highly successful**” for them, **while 84% felt they were “successful”** when success was measured in five areas, namely, state of recovery (drug/alcohol use), housing, income, employment, and spirituality upon entering the program versus upon completion.

Finally, the 1990 Master Plan could not have anticipated the confluence of the current economic instability and resulting increase for social services and the cut-backs in social service spending by the state government in light of its \$272 million deficit.

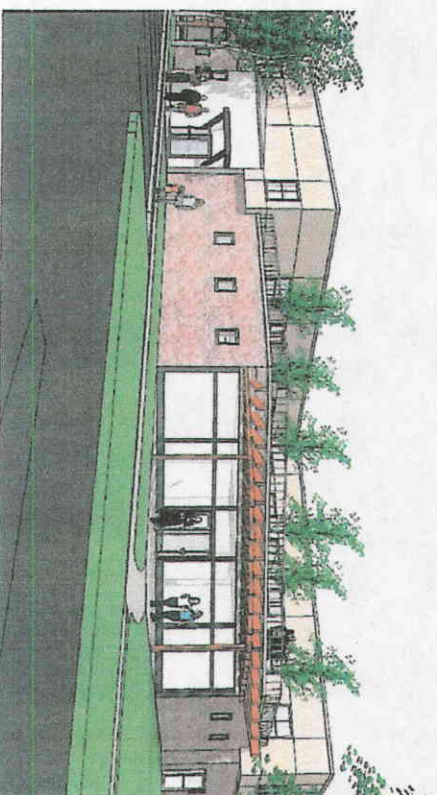
Attachment B
Site Plan and Elevation Drawings

Rescue Mission of Salt Lake City
SALT LAKE CITY, UT

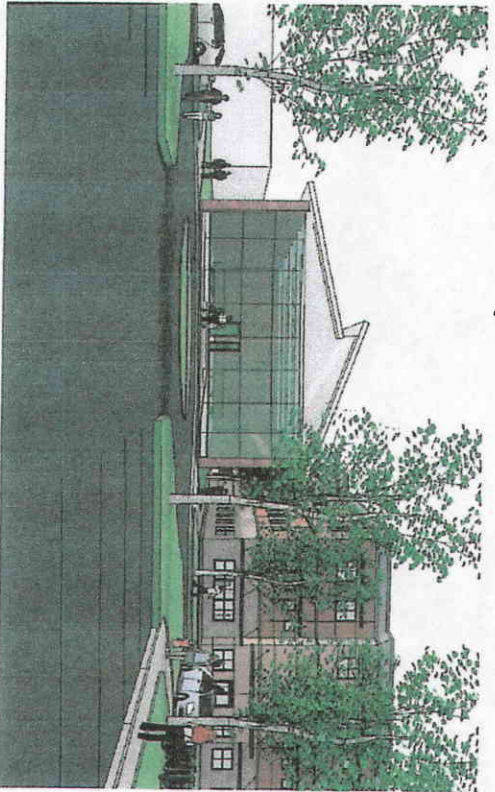




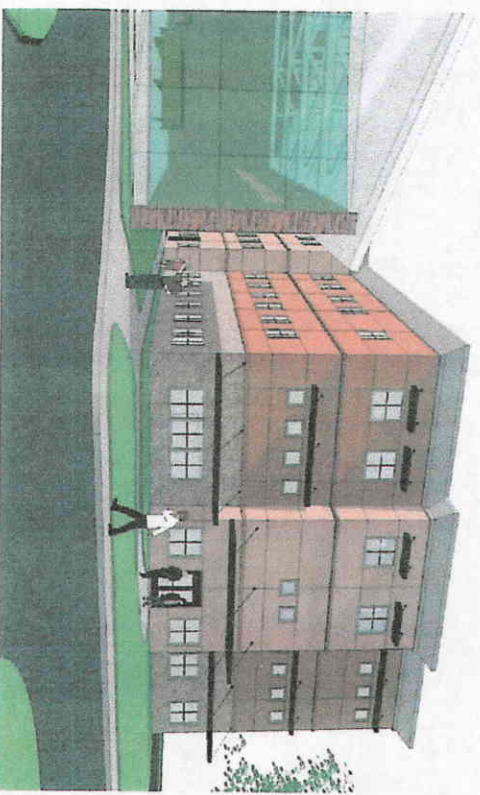
Birds Eye View



Social Enterprise Building



Chapel and Men's Facility



Men's Facility

The Rescue Mission of Salt Lake City

Attachment C Photographs



Existing Facility (463 South 400 West)



Proposed Location (2945 West 900 South)



900 South in front of proposed location



Geneva Pipe (existing use to the west, M-1 zoning district)



Pallet manufacturing and storage facility (existing use to the north; M-2 Zoning District)



Rocky Mountain Recycling (existing use to the north, M-2 zoning district)

Other uses in the vicinity





Attachment D
Airport Letter

December 15, 2008



Salt Lake City
Department of Airports

Nick Norris
Salt Lake City Corporation
451 South State Street
PO Box 145480
Salt Lake City, Utah 84111-5480

Dear Nick,

I am commenting on the Master Plan Amendment to allow residential land uses in an M-1 industrial area. This is in reference to Petition PLNPCM2008-00742.

We are concerned that residential uses may be allowed in Manufacturing M-1 zoning districts. A majority of the Salt Lake City's M-1 zoning districts is located south of the Salt Lake City International Airport's runways. Most of the city's M-1 zoning district is also within the City's Airport Influence Zone B. Zone B is listed as a high noise impact area where arriving and departing aircraft can be expected during all days of the year and at all hours. Industrial zoning is appropriate and compatible with the existing airport operations. Residential uses are prohibited except for residential uses in agricultural zones. The current Airport Influence Zone text reads as follows.

Airport Influence Zone B prohibits, "residential uses, except residences in agricultural zones with air-circulation systems and at least twenty-five dBs of sound attenuation,"

Airport Influence Zone B does allow institutional uses, including such uses as rest homes, if they have sound attenuation. The text reads as follows.

Airport Influence Zone B prohibits, "institutional uses such as schools, hospitals, churches and rest homes, except those constructed with air-circulation systems and at least twenty-five dBs of sound attenuation;"

The airport does not oppose limited institutional uses such as those listed above within Airport Influence Zone B. We understand the issue at hand is for a Master Plan amendment to allow a Homeless Shelter within the M-1 zoning district. The proposed homeless shelter could be interpreted administratively to be a similar use such as a rest home and allowed as an institutional use in the Airport Influence Zone B. The airport would not oppose this interpretation to allow a homeless shelter. The airport's main concern is that general residential uses continue to be prohibited within Airport Influence Zone B because of aircraft over flights and the associated noise impacts.

A handwritten signature in blue ink, appearing to read "Allen McCandless".

Allen McCandless
Director, Planning & Capital Programming

C: Maureen Riley
Wilf Sommerkorn
File Copy

Attachment E
Citizen Input

To Salt Lake City Planning Commission

From: Cambelt International Corp.
2820 West 1100 South
Salt Lake City, Utah 84104

Colin D. Campbell, President

Subject: Petition #PLNPCM2008-00742 Rescue Mission of Salt Lake

I am writing to express the views held by this company regarding the proposed relocation of the Rescue Mission of Salt Lake to 2945 West 900 South.

With all due respect to the humanitarian nature of the Rescue Mission, we believe that it is a singularly bad idea for all parties concerned.

This area operates as M-1 industrial property for a lot of very good reasons. Almost by definition, M-1 industrial and the urban population don't mix well. That's why we were deliberately located away from the city in the first place. There are no services that cater to the public anywhere near here. Even the bus stop is half a mile away. Homeless people are oftentimes on foot.

While we have a lot of people and car traffic in this area during the day, this is a wild and woolly place late at night and on the weekends. The physical safety of myself, my employees and the safety of the residents of the homeless shelter is my continuing primary concern.

You do remember that we have a prison "half way" house just a couple of blocks to the east? Foot traffic through this area is largely their people. Last year, I was alone in my business on a Saturday morning, and I watched a drug deal go down in my own parking lot. This was a transaction between two guys, one of which I know was a half way house guy because I had employed him briefly, prior to that day. I was trapped in my own building for a short time. It wasn't the first time, either.

This is a scary place late at night, and we get very little support from the police. The last time we were burglarized (and it happens way too often, come and look at the pry marks all over our doors, inside and out of our offices), we were told that it was an "inside job", but 5 minutes after the officer left we found obvious signs of forced entry. It's like the police only come out to verify.."yep, you got hit again". Well, we knew that already.

This year, we have groups of road racers that are holding some pretty wild weekend parties in our parking lot. Come look at the tread marks and gouges in our new asphalt. We cleaned up the shredded tires (I'm not making this up!) and orange course marker cones they left behind.

Not all, but certainly some homeless people don't have a reputation for law abiding temperaments. Even though we have entirely fenced our lot, our back yard is sometimes

illegally entered (they cut the fence), as people come in to haul off scrap steel, and generally create havoc. It happened last month, again. What happens when a scrap thief hurts himself in the dark?

Please don't burden us with even more of the same kinds of personal safety and financial problems that we are already having to deal with. It's already dangerous enough to be out here alone on a weekend with the half way house traffic.

Sincerely,

Colin D. Campbell, President

Norris, Nick

From: Larry Streadbeck [Larry@palletex.com]
Sent: Monday, February 02, 2009 4:36 PM
To: Norris, Nick
Cc: Jeff Streadbeck; Dave Streadbeck
Subject: Rescue Mission PLNPCM2008-00742

Dear Nick Norris, in my earlier E-Mail I notified you that I was opposed to the Rescue Mission residential development on 900 South. Now I would like to give you some additional details to replace my earlier brief submission.

Residential vs Industrial?

Since our initial contact, I have reviewed the existing (1995) and the DRAFT (2006) Master Plans for our area. I was very pleased about the language within the plans for our Manufacturing/Industrial area. In one place, it describes our area as "one of the most promising industrial development opportunities along the Wasatch Front." We certainly agree. Our adjacent businesses are trucking companies, recyclers, manufacturers, Steel suppliers, foundry operators, heavy haulers, and warehousemen, to mention a few. Most of these businesses have fleets of trucks (as we do), and most depend on the trucking corridor that 900 South provides. To the East, the residential areas and Salt Lake City Police restrict our large trucks to only a couple of corridors through the area, and rightly so. The residents complain about the large trucks in the area, and even complain about the Sapp Brothers Truck Stop on 1300 South. In our area, we depend on the large trucks. We appreciate the nearness of the Sapp Brothers Truck Stop. 900 South has no sidewalks. The increased pedestrian traffic that the Rescue Mission would invite, would increase the risk and liability of all the businesses in the area.

Please don't bring residents into our area.

Many of the properties in our area have railroad spurs in their back yards. Many companies depend on the rail transportation to bring materials into (and out of) their plants. Just East of us, in the residential area, the residents have complained for several years about the railroad tracks in their back yards. We depend on the railroad transportation system and appreciate it.

Please don't bring residents into our area.

The area right across the street from the subject property, is zoned M-2 Heavy Manufacturing. In this area we have a great deal of heavy equipment, with more to be installed in the coming years. Any manufacturing area has increased risks and hazards above and beyond that of a residential area. In addition, we have all the noise, odor, smoke, fumes, glare and other issues that residents like to complain about.

Please don't bring residents into our area.

What constitutes a Buffer?

In addition to the M-2 Zoned area right across the street from the subject property (mentioned above), this same area (all the way to the Airport) has been **purged of residences** by the joint Salt Lake City/Airport Authority efforts. **Now that is a "Buffer" that we can understand.** We have reviewed the cute little definition that has been supplied by the Rescue Mission applicants, and we are concerned that it is so nebulous, that it would give anyone the ability to build any residential structure in the M-1 Zone they wished, with no more than their fence line for a **"buffer"**. I certainly hope the Planning Commission would not let any definition so vague, enter into the Master Plan. In any case, **this particular location does not seem to be either "appropriate placed or buffered"**.

We hope the Planning Commission will carefully consider our concerns as property owners near the proposed site, and deny any changes to current zoning.

Sincerely,

2/2/2009

A. Larry Streadbeck

Streadbeck Development, LLC

Streadbeck Enterprises, Inc.

3040 W 900 S

Salt Lake City, UT 84104

We own one parcel right next door to the subject property in the M-1 zone, and one parcel across the street in the M-2 Zone. For the last couple of years, we have been watching with interest, the concerns of the residents in the residential areas

2/2/2009

STREADBECK ENTERPRISES, INC. dba

3040 W. 900 S.

Salt Lake City, UT

84104

Phone: (801) 978-9238 FAX: 978-9575

Pallet Express

30 Jan 09

Salt Lake City Planning Division
451 South State Street Room 406
PO Box 145480
Salt Lake City, UT 84114-5480

c/o Nick Norris,

Dear Nick, I have previously expressed concerns to you about the Rescue Mission's request for an amendment to the West Salt Lake Master Plan as they attempt to interject a "residential facility" into the M-1 Manufacturing area (PLNPCM2008-00742).

Attached to this letter is a visual identification of the immediate area affected. On this map, we have been collecting the signatures of the CEOs and Owners in the industrial area, **who are also opposed to the Rescue Mission's proposed amendments**. Many of these individuals attended your 18 December 08 meeting. Others have only heard about the proposal since that time and come forward to voice their opposition. Still others, have expressed an interest in adding their signatures in the coming days. All have indicated a desire to attend your future meetings.

We sincerely hope that you will relay our opposition and concerns to the Planning Commission.

Sincerely,



A. Larry Streadbeck
Streadbeck Enterprises, Inc.
Streadbeck Development LLC.
3040 W. 900 S.
Salt Lake City, UT 84104

Cc: Neighborhood group

Norris, Nick

From: Mark Bond [markbond@metro-grp.com]
Sent: Monday, February 02, 2009 1:06 PM
To: Norris, Nick
Cc: danfloyd@metro-grp.com
Subject: Rescue Mission development

Dear Mr. Norris,

My company owns a parcel near the proposed Rescue Mission development on 900 South in West Salt Lake City. We have some definite concerns regarding the appropriateness of locating any residential development within an existing industrial zone. Some of our concerns are as follows:

Heavy Equipment - Our company has many heavy duty semi trucks coming in and out of our facility every day. We are concerned that possible pedestrian traffic due to the new development near our location would present potential risks and liabilities to our company and other trucking companies servicing us. For the same reason that the planning commission prevents industrial uses in residential areas, we believe it is prudent to prevent residential uses near a sight with industrial risks.

Lack of Facilities - We operate a recycling buy back facility currently near the present Rescue Mission and are familiar with the clientele. Many of the people they serve actually are customers of ours. As we view the situation, homeless people need to have convenient transportation, availability to stores and restaurants to allow them to purchase food and necessary staples.

In the proposed location, there are no facilities such as this. We believe a location closer to stores, shops and restaurants would seem to be more prudent. There is also no bus service or public transportation to permit residents to travel to their necessary locations.

Crime - Much of the inventory we hold is in outside storage and is more easily subject to theft. Even though we have security systems in place, we have had troubles with theft. We fear that with an additional population of homeless near our facility, our risk for additional theft and possible other crime is higher. There are less police patrols currently taking place in these industrial areas, but these patrols may have to increase with additional population living there.

I am hopeful the planning commission will carefully review the concerns of current property owners near the proposed site and deny any changes to current zoning.

Sincerely,

Mark Bond
President/CEO
Metro Group Inc.
401 West 900 South
Salt Lake City UT 84101
(801) 328-2051
(801) 328-2055 fax
www.metro-grp.com

Norris, Nick

From: steve [steve@intermountainrigging.com]
Sent: Tuesday, December 23, 2008 5:08 PM
To: Norris, Nick
Subject: Rescue mission of Salt Lake petition

Mr. Norris,

Thank you for the information concerning the proposed changes to zoning to accommodate the Salt Lake Rescue Mission. I operate a business located on the corner of Pioneer Road and Indiana Avenue, very close to the property owned by the Rescue Mission. I am still a bit perplexed as to the reason for the change. Is there a lack of available property that is currently properly zoned for such use? Is this a change to accommodate a single party, i.e. the rescue mission? I do feel that the current uses to which owners of property, myself included, are not compatible with a residential type use as proposed by the mission. Public transportation, sidewalks, lighting and other infrastructure features do not currently facilitate residential use in this area. Nor would it be fair for the current property owners benefit from these should they be installed. For this reason, I am not in favor of amending the current master plan.

Thanks,

Steven C. Knight
Intermountain Rigging and HeavyHaul

2/2/2009

Norris, Nick

From: Pat Kons [pat_kons@pacific-steel.com]
Sent: Tuesday, February 03, 2009 3:01 PM
To: Norris, Nick
Cc: 34-Randy Webster
Subject: Rescue Mission Proposed Amendment Zoning Variance for M-1 to allow Residential

February 3, 2009

Nick,

Patrick Kons & Randy Webster of Pacific Steel Branch had attended the preliminary hearing the Planning Department had held on December 18th 2008. We were with the majority of attendees who had admittedly opposed this zoning ordinance to allow the relocation of the Rescue Mission into a M-1 manufacturing area adjacent to our property.

For the record Pacific Steel & Recycling Located at 2850 West 900 South Salt Lake City, Utah 84104 opposes any variance in relationship to relocation of the Rescue Mission residential facility to a property across the street from our operating facility.

- We feel the ordinance is not in the best interest of the residents of the Mission Facility; Safety concerns related to Traffic Hazards is Leading Concern.
- The single Lane traffic in this area is a hazard to the People in the Rescue Mission Campus-No Curb and Side Walk. The people will leave and lotter around the streets near this facility. I feel you will have many fatalities with the proposed action plan.
- Security issues will be pushed on to our business; more costs more taxes with improvements to benefit a residential campus.
- More Liability for our trucking fleets operating in this area.
- No residential allowed in this area due to Airport-Air traffic corridor, you are going to have residential in a flight path?
- We don't believe that their are enough facilities, i.e Groceries stores, Restaurants, Clothing store etc... for these people out side of the campus that would draw them to this area. Rescue Mission Campus can't take all the people all the time! Now where to the go? Typically they are on the street and that will cost people/residents lives in this industrial area part of Salt Lake City.

I appreciate the opportunity to voice our shopping on this pending amendment that will deeply impact our business in a negative way. I feel their are better areas of S.L.C. that would accommodate this facility in a safer and better way for the dependent sector of our society.

Sincerely,

--

Pat Kons
 Manager
 Pacific Steel
 Salt Lake City, UT 84104
 801-973-9086



2/3/2009

Norris, Nick

From: David Boren [davidboren@yahoo.com]
Sent: Tuesday, February 03, 2009 4:55 PM
To: Norris, Nick
Subject: Re:resue mission of Sal Lake request for chare to Master Plan

I as a property owner in the area I am opposed to the plan to change the Salt Lake City Master Plan to allow a new shelter to be constructed at 2945 West 900 South.

I know that the services provided by the Rescue Mission of Salt Lake are sorely needed. The Mission provides a great service which helps all who live within our community. I believe the propsed location is not the place to provide these services for the following reasons.

1. Limited public transportation. No tracks and very limited,if any bus service.
2. 900 South from Redwood Road to 3800 West is without any traffic control. The road is very poor condition.
3. The entire area is not pedestian friendly. There aren't any sidewalks nor curb and gutter.
4. There is a high volume of heavy commercial traffic. Vehicles between 54,000-80,000 gvwr. Someone getting hit and killed is likely to happen.
5. There are three transfer stations and a recycling facility that accept high volumes of material twenty four hours seven days a week.
6. The road is designated as an Arterial Street per the Salt Lake City Master Plan map approved July 17. 2005.
7. The area is zoned M-1. Most businesses that locate in the area do so to avoid pedestrian traffic.

Thank you

David Boren
ABC Real Estate LLC
832 Gladiola
SLC, Ut 84104
801-580-3706

Norris, Nick

From: Christian Harrison [christian.harrison@gmail.com]
Sent: Wednesday, February 04, 2009 1:56 PM
To: Mayor; Garrott, Luke; City Council Liaisons; Valdez, Joyce; Norris, Nick; Hansen, Tami
Cc: Mary Gordon; Luann Lakis
Subject: Endorsement for the Rescue Mission's Relocation Efforts

Dear Mayor, City Council, other interested parties:

It has come to our attention that the Rescue Mission — currently located at the 400 block of South 400 West — is requesting certain accommodations from the city and others in an effort to move their operations to a spacious campus in the warehouse district. We would like to add ours to a chorus of support for the move, as it:

vastly improves the Mission's ability to serve their community, offering more bed space for both overnight guests and long-term recovery clients. It also brings together on one campus a number of their services.

reduces the exposure of their most vulnerable clients to active solicitation by drug and sex dealers — making recovery efforts more effective.

lightens the pressure on Pioneer park and the surrounding neighborhood neighborhood, which currently hosts an unusually high concentration of such service providers.

Please join us in supporting the relocation — and the Mission's continued success.

Warmest regards,

The Downtown Community Council

D Christian Harrison
Mary Gordon
Luann Lakis

** Please forward as necessary. **

Downtown Community Council

Be Here. Be Heard...
Third Wednesday of Every Month
