

PLANNING COMMISSION STAFF REPORT

The Road Home/St. Vincent de Paul Conditional Use Petition PLNPCM2009-00870 437 South 200 West September 23, 2009



Planning and Zoning Division
Department of Community and
Economic Development

Applicant:

The Road Home, Matt Minkevitch

Staff:

Bill Peperone(801)535-7214
bill.peperone@slcgov.com

Tax ID:

15-01-179-013

Current Zone:

D-3 Downtown
Warehouse/Residential District

Master Plan Designation:

Gateway Master Plan
Retail and Civic Cultural
Community

Council District:

District 4—Luke Garrot

Lot size:

Approximately 0.81 acres

Current Use:

St. Vincent de Paul Comm. Dining
Hall

Notification

Mailed: Sept. 8, 2009
Sign posted: Sept. 11, 2009
Agenda posted on the Planning
Division and Utah Public
Meeting Notice websites Sept. 8,
2009

Applicable Land Use**Regulations:**

- Chapter 21A.30.040 D-3 Zoning District
- Chapter 21A.62.040 Definition of "Homeless Shelter"
- Chapter 21A.54 Conditional Uses

Exhibits:

- A. Site plan and floor plan
- B. Description by the applicant
- C. Community Council comments
- D. Business Advisory Board comments
- E. Department Comments
- F. Downtown Alliance Comments

REQUEST

The Road Home is requesting Conditional Use approval for a homeless shelter to be located in the St. Vincent de Paul's Community Dining Hall Building. The purpose of this request is to provide emergency housing for the homeless during the winter months.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve application PLNPCM2009-00870 as per the findings, analysis and conditions of approval in this report:

Conditions of Approval

1. The applicant is required to submit to the City a security and maintenance plan. The security and maintenance plan may be approved by the Zoning Administrator with input from the Police Dept.
2. The clients of the St. Vincent de Paul Center must be continuously visually monitored by on-site staff or by closed-circuit video camera.
3. The Conditional Use Permit shall be reviewed on a yearly basis for compliance with the conditions of approval. The yearly review will be performed by the following city departments/divisions: Fire, Police, Planning and Building Services.
4. Lining up for entrance into the St. Vincent's shall not begin prior to 6:00 PM, nightly.
5. The Conditional Use shall expire on April 15, 2014. The applicant would be required to re-apply for a new Conditional Use approval if continued use of the dining area as a homeless shelter is desired.
6. The dining area of St. Vincent's may only be used as an overflow facility for the homeless from October 1 to April 15.
7. The dining area of St. Vincent's may only be used as an overflow facility for the homeless once The Road Home and the Midvale homeless shelter have been filled to capacity.
8. Building modifications as required by the Fire Department must be completed prior to use of the dining areas as sleeping space.

Vicinity Map



BACKGROUND

Matt Minkevitch, Executive Director of The Road Home, is requesting a Conditional Use for a homeless shelter to be located in the dining area of the St. Vincent de Paul Center. This request is to house the homeless during the winter months from October 1 to April 15. The dining area of the St. Vincent's has been used for this

purpose in the past, initially as an emergency measure due to an unusually cold winter. The Road Home and the Catholic Diocese of Utah are seeking a long-term approval for this use.

The Road Home first opened in December 1988 while the St. Vincent de Paul Center has been in operation since February 1987. The two facilities are located across the street from each other on 200 South and Rio Grande Street.

Both The Road Home and St. Vincent's are located in the D-3 Downtown Warehouse/Residential Zone. Both properties are also within the Gateway Specific Plan. The St. Vincent de Paul Center is currently in place and no modifications will be made to the building except for those required by the Uniform Fire Code to allow individuals to sleep in the dining area.

Currently, clients who need housing for the night line up outside St. Vincent's, down Rio Grande Street, beginning at 6:30 PM. Lines are painted on the sidewalk along the exterior wall of St. Vincent's. Clients are asked to remain in line, between the white lines, so that pedestrians can use the sidewalk even when clients are in line.

The Road Home is able to accommodate 600 clients per night. Additionally, The Road Home has contracted a commercial bussing company to transfer clients from St. Vincent's to the Midvale homeless shelter. The Midvale homeless shelter will accommodate 350 individuals. St. Vincent's will be used as an overflow for The Road Home and the Midvale homeless shelter. St Vincent's will accommodate approximately 80 individuals. Also, clients who are impaired and not able to make the bus ride to Midvale will be housed at St. Vincent's.

Due to facilities like Palmer Court, 385 individuals and families who had been long-term users of the homeless facilities have been moved into more permanent housing.

Comments

Public Comments

No written or verbal comments were received from the public, other than those that were observed at the Community Council meeting.

Community Council Comments

This request was presented at a Downtown Community Council meeting on August 19, 2009. A recommendation of the Community Council from the chairman has been attached as Exhibit "C" in this staff report. The staff mailed out 94 notices of the Community Council meeting to the surrounding property owners. Approximately 30 people were present for the discussion. In summary, it is the position of the Community Council that this request for Conditional Use should be denied due to the considerable impact the existing facilities have on the Downtown community. It is the opinion of the Community Council that if the Conditional Use is approved, it should not be approved for longer than one year.

Business Advisory Board Comments

The Business Advisory Board discussed this petition in their meeting of September 9, 2009. The Board's comments have been attached to this report as Exhibit "D". In summary, the Board recognized the need for facilities such as The Road Home and St. Vincent's and acknowledged that the demand for these facilities will not go away. At the same time, however, the Board felt that a better, long-range solution should be sought by the City.

City Department Comments:

Notice of the application was routed to the affected City departments on August 13, 2009, requesting comments and input. Most departments had no comments because neither the building exterior nor the public right-of-way will change as a result of this application. See Exhibit "E" for actual comments from the departments. The following comments were received by two of the departments:

Transportation: There are no changes proposed for the existing use and no record of traffic congestion on file. The property owner owns several adjacent properties that have shared traffic circulation functions. It is recommended that the parcels be combined or that cross access easements be recorded.

Police: Calls for police service usually occur where people are located. If homeless persons are in the building or outside on the street, the likelihood of police calls is about the same (maybe more if they're outside and wanting a warm place to sleep).

Downtown Alliance Comments

The Downtown Alliance discussed this petition in their meeting of September 14, 2009. The Board's comments have been attached to this report as Exhibit "F". In summary, the Board is supportive of the application by The Road Home, however the Board would "encourage The Road Home to work with state and local governments to utilize other neighborhoods for overflow shelter facilities in future years."

Staff Analysis

A Homeless Shelter is a conditional use in the D-3 Zone (Section 21A.30.050). All conditional uses are subject to the criteria specified in Section 21A.54.080 of the Salt Lake City Zoning Ordinance.

Standards for Conditional Uses (21A.54.080)

A conditional use shall be approved if reasonable conditions are imposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. In order to identify and evaluate the detrimental effects and the need for and/or adequacy of mitigating conditions, the Administrative Hearing Officer shall review and consider the following:

1. **Master Plan and Code Compliance:** The proposed development is supported by the general policies of the City Wide, Community, and Small Area Master plan text and the future land use map policies governing the site;
 - a. The proposed development is one of the conditional uses specifically listed in this title; and
 - b. The proposed development is supported by the general purposes and intent of the zoning ordinance including the purpose statement of the zoning district.

Analysis: The subject property is included in the Gateway Specific Plan, which is the applicable Master Plan for the area. Because both The Road Home and St. Vincent's were in existence at the time the Gateway Specific Plan was adopted (August 11, 1998) there is a section of the plan (Objective 7 - Social Services) that recognizes the presence of these facilities. The following policies apply to The Road Home and St. Vincent's:

7.1 *Encourage new ways to address loitering (e.g. provide spaces where clients can line up inside rather than on the sidewalks and streets).* Yard space on the west side of The Road Home, that is adjacent to 500 West, had become a place for loitering. Recently this yard space was fenced in and enclosed to make a secure area for children to play and to make the yard space non-accessible for loitering. Lining up is still taking place outside of buildings but the hours where the clients are permitted to line up are limited and these times are closely supervised.

7.2 *Develop a day shelter that provides a skills training and job placement program.* St. Vincent's has partnered with the Utah Department of Workforce Services, who offers outreach services to veterans and the general population. A wide range of services is offered, including employment services. St. Vincent's also works with the State's Easter Seals Senior Employment program and Salt Lake County's Senior Employment Program. Both programs assist individuals who are 55 and older in finding permanent employment.

St. Vincent's also has an internship partnership with the Department of Workforce Service, Easter Seals and Aging Services. Individual can work at St. Vincent's to gain skills that will assist them in finding permanent employment.

7.3 *Provide police presence with on-foot or bicycle patrols to assist in the reduction of loitering, drug dealing or other illegal activities.* According to information provided by the Police Dept., 25% of the department's resources are spent in the general vicinity of the 200 South and Rio Grande Street.

The Central Community Master Plan contains the following Institutional Land Use Goals:

- *Minimize adverse impacts from existing uses, and*
- *Minimize expansion of institutional uses in residential neighborhoods*

The Salt Lake City Community Housing Plan includes the following language as City Council Policy Statements:

- *Development of programs to meet the housing needs of all individuals employed by and working or living within Salt Lake City.*
- *The 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.*
- *Review existing housing programs to evaluate potential increased opportunities for affordable or transitional housing.*

Zoning Ordinance Compliance: There is no code requirement, or provision, specific to homeless shelters in the zoning ordinance. The general criteria for Conditional Uses apply, as do code requirements for off-street parking. Both The Road Home and St. Vincent's have sufficient off-street parking

Analysis: The proposed conditions of approval are intended to minimize impacts from the existing uses, and the proposed use. The area surrounding St. Vincent's consists of mixed-uses including residential, professional office and retail commercial. By keeping homeless services in the established locations, expansion of such services into residential neighborhoods has, so far, been avoided.

Finding: The Road Home and the St. Vincent de Paul Center have attempted to fulfill the policies that pertain to them in the Gateway Specific Plan. Staff finds that the requested Conditional Use “is compatible with the Gateway Specific Plan and Salt Lake Zoning Ordinances.”

2. **Use Compatibility:** The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing development. In determining compatibility, the Planning Commission may consider the following:
- a. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets;
 - b. The type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns, the Planning Commission shall consider:
 - i) The orientation of driveways and if they direct traffic to the major streets or local streets, and, if directed to the local streets, the impacts to the safety, purpose, and character of the local streets;
 - ii) Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;
 - iii) Hours of peak land use when traffic to the proposed use would be greatest and that such times and peaks would not impact the ability of the surrounding uses to enjoy the use of their properties; and
 - iv) The hours of operation of the proposed use when compared with the hours of activity/operation of the surrounding uses and the potential of such hours of operation do not create noise, height, or other nuisances not acceptable to the enjoyment of existing surrounding uses or common to the surrounding uses.
 - c. The internal circulation system of the proposed development is properly designed for motorized, non-motorized and pedestrian traffic, and mitigates impacts on adjacent properties;
 - d. Existing or proposed utility and public services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources; and
 - e. Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts; and
 - f. Detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed. The analysis is based on an inventory of uses within a quarter mile radius of the subject property.

Analysis: The Road Home and the St. Vincent de Paul Center produce very low vehicular traffic impact on the surrounding area as most of the clients to these facilities do not drive cars. According to the Transportation Division, there is no record of traffic congestion on file for these sites. On-site parking is provided and staff inspections of the site have shown existing parking to be sufficient.

The largest impact to the neighborhood relates to the homeless congregating in the area in order to receive the services provided by The Road Home and St. Vincent’s. Pedestrian traffic can be heavy especially during those times when individuals line up to enter St. Vincent’s. Those in line waiting for a bus to the Midvale facility or for entrance into St. Vincent’s line up between two white lines which are next to the building. Sufficient sidewalk space remains available to allow pedestrian access past St. Vincent’s.

The surrounding uses are primarily professional office or retail. There are residential condominiums above street-level retail, across 500 West from The Road Home. The closest business that remains open during the

time that clients would be permitted to line up outside St. Vincent's is the Rio Grande Café, which is open until 9:30 PM on weeknights and Sundays and 10:00 PM on Fridays and Saturdays.

Those clients who spend the night at The Road Home and St. Vincent's are asked to leave these facilities by 7:30 AM.

The St. Vincent de Paul Center and The Road Home are across Rio Grande Street from each other and are able to share resources that give them economies of scale, to some extent. The 4th Street Clinic (400 S. 400 W.) is just over one quarter mile from these facilities.

Finding: Vehicular traffic does not pose a significant impact to the surrounding community. Pedestrian impacts will be minimized through the conditions of approval, if those conditions are adopted by the Planning Commission.

3. Design Compatibility: The proposed conditional use is compatible with:

- a. The character of the area with respect to site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views or sounds of loading and unloading areas; and
- c. Intensity, size and scale of development associated with the use as compared to development and uses in the surrounding area.

Analysis: The character of the area with respect to site design and location of parking lots, access ways, and delivery ways will not change as a result of this application. This application will not result in additional impacts as they relate to loss of privacy, objectionable views or sounds of loading and unloading areas. This application would result in an increase in intensity over what is currently permitted on the property. The recommended conditions of approval are meant to address this increase in intensity.

Finding: The proposed design is compatible with the intensity, size and scale for the type of use and with surrounding uses, subject to compliance with the conditions of approval.

4. Detriment to Persons or Property: The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The applicant shall demonstrate that the proposed use:

- A. Does not lead to deterioration of the environment by emitting pollutants into the ground or air that cause detrimental effects to the property or to neighboring properties;
- B. Does not introduce hazards or potential for damage to neighboring properties that cannot be mitigated; and
- C. Is in keeping with the type of existing uses surrounding the property, and that as proposed the development will improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Analysis: There may be potential for negative impact in terms of public safety. Conditions of approval have been suggested that will require surveillance of the facility exterior. Additionally, the time permitted for individual to congregate to enter the facility would be limited to minimize loitering on the property.

Finding: Any additional impacts of this application to the area are addressed by the recommended conditions of approval. It is recommended that this application be reviewed on a yearly basis by the following city departments/divisions: Fire, Police, Planning and Building Services. It is also recommended that this approval should expire in five years (April 1, 2014).

5. **Compliance with Other Applicable Regulations:** The proposed development complies with all other applicable codes and ordinances.

Analysis: The Fire Department has required that the dining area have a fire sprinkling system installed prior to use of the dining area as sleeping space.

Finding: Staff finds the proposed conditional will comply with all other applicable codes and ordinances upon installation of the fire sprinkling system.



ARCHITECTURE
VALENTINER
CRANE
BRUNJES
ONYON

VCBO ARCHITECTURE
522 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84105
Phone: (801) 575-8800
Fax: (801) 575-4850
WWW: www.vcbocorp.com

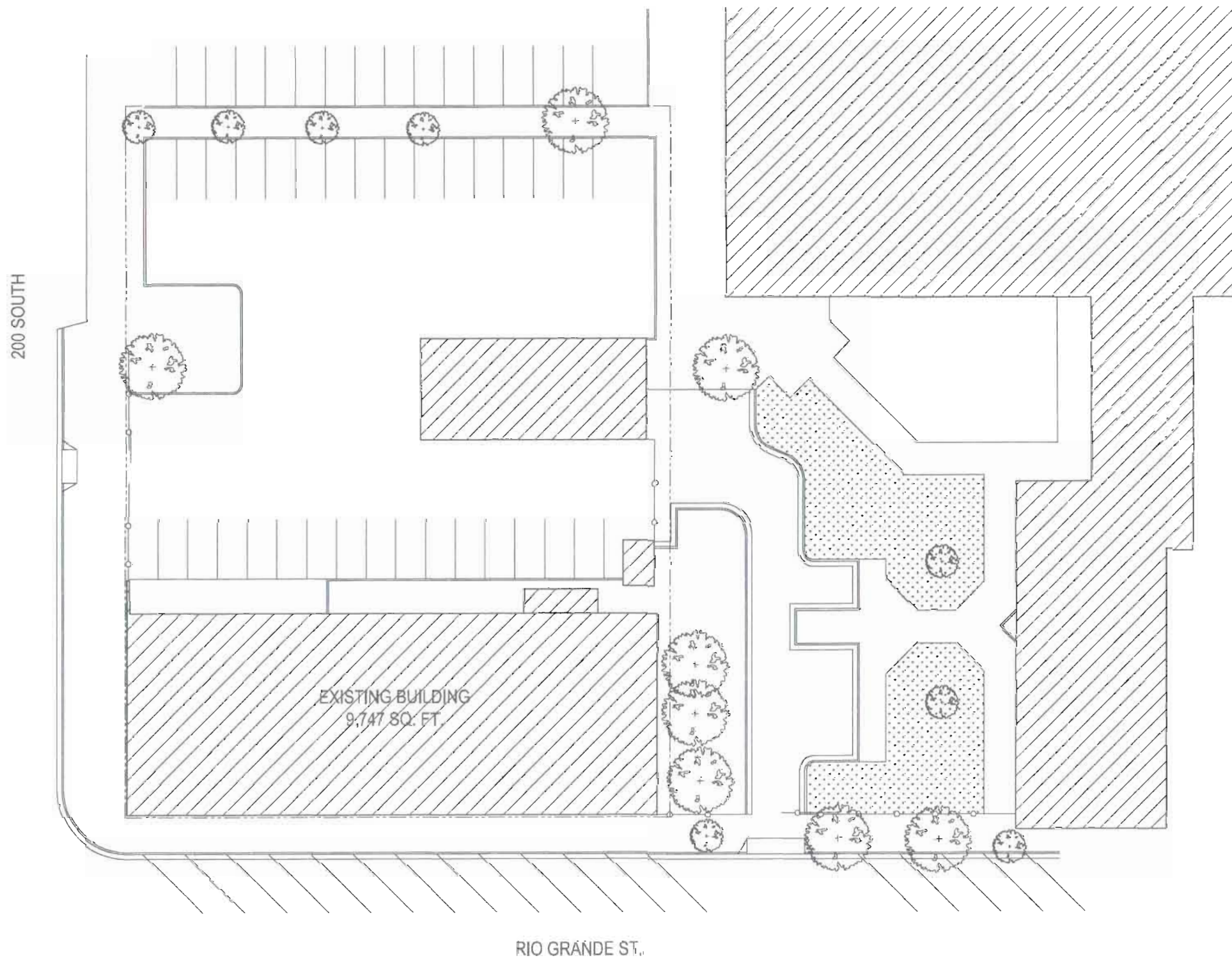
ST. VINCENT
210 SOUTH RIO GRANDE ST., SALT LAKE CITY, UT

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OVERALL SITE PLAN

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Sheet of Sheets

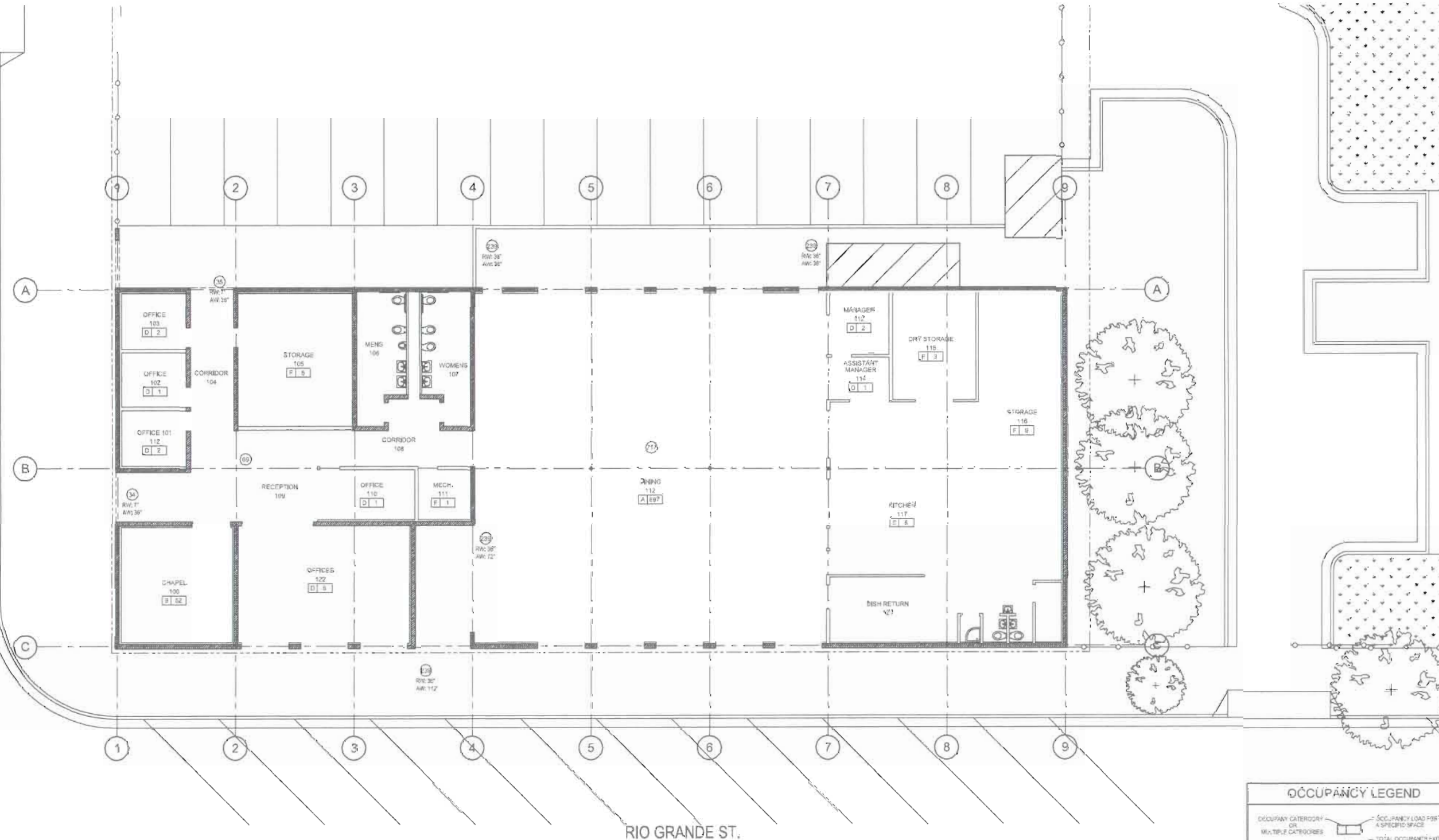


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SITE PLAN

SCALE: 1/8" = 1'-0"

200 SOUTH



PLAN NORTH
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

RIO GRANDE ST.



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
Phone: (801) 575-8800
Fax: (801) 575-8850
WWW: www.vcbocorp.com

ST. VINCENT
270 SOUTH RIO GRANDE ST., SALT LAKE CITY, UT

| OCCUPANCY LEGEND | | | |
|---|--------------------|--|--------------------------------|
| OCCUPANCY CATEGORY OR MULTIPLE CATEGORIES | | OCCUPANCY LOAD PER A SPECIFIC SPACE | |
| | | TOTAL OCCUPANTS EXITING THROUGH A SPECIFIC ROUTE | |
| CAT. | SQ. FT. / OCCUPANT | TOTAL | OCCUPANCY DESCRIPTION |
| A | 5 NET | 637 | ASSEMBLY STANDING ONLY |
| B | 7 NET | 82 | ASSEMBLY CHAIRS ONLY |
| C | 16 NET | - | ASSEMBLY TABLES AND CHAIRS |
| D | 100 GROSS | 15 | BUSINESS - OFFICE AREAS |
| E | 200 GROSS | 15 | KITCHEN AREA |
| F | 300 GROSS | 18 | STORAGE, EQUIPMENT, MECHANICAL |
| | | 187 | TOTAL OCCUPANTS |
| | | 8,747 | TOTAL SQUARE FEET |

OCCUPANCY / EGRESS NOTES

1. TOTAL EXITING REQUIRED = MAXIMUM TOTAL GROSS AREA = 15,000
2. TOTAL EXITING PROVIDED = 21,000
3. ANY AREA WITH 50 OR MORE OCCUPANTS MUST HAVE 2 EGRESS ROUTES (SEE TABLE 1006.2.2)
4. R/W = REQUIRED CALCULATED WIDTH; A/W = ACTUAL WIDTH (NOTE: ALL EGRESS 10" MIN. 32" MAX.)

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FLOOR PLAN

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Sheet of 1

Conditional Use Supporting Document

Community Winter Shelter St. Vincent's

Approximately twelve years ago during a particularly cold winter, the St. Vincent's dining room was approved by the city to be used as a temporary additional shelter for the homeless. Until recently, this same space has been used every winter as an additional covering for many who would otherwise be sleeping on the streets in the cold of winter. The city has requested that the buildings use be changed if people are to be sleeping in the dining room.

The building currently has sufficient exiting to accommodate "standing space" for the temporary occupants in the dining room. If this building were to be classified as a type R-1 (transient housing) a fire sprinkler system would be required. Because the building will accommodate nightly transients, it will be equipped with an automatic fire sprinkler system, thus satisfying that requirement. The building will only be used as daily transient housing during the cold winter months.

Peperone, Bill

From: Christian Harrison [christian.harrison@gmail.com]
Sent: Monday, August 31, 2009 3:15 PM
To: Peperone, Bill
Cc: Mary Gordon; Luann Lakis; Mickelle Weber; Logan Millard
Subject: Insert for Staff Report to Planning Commission

SUMMARY

After a thorough review of the proposal, a review of the master plan, several discussions with city officials, a Q&A session with the applicant, and abundant feedback from area residents and businesses, it is the considered opinion of the board that no permit be issued.

In the unfortunate event that a permit is issued, it is our request that the permit last for ONE YEAR ONLY and that the applicant be required to meet certain "good neighbor" criteria (see below for details).

INCREMENTAL FAILURE

City permitting processes are an established means for neighboring residents and businesses (among others) to safeguard their interests against the codification of nuisance behavior over time. It's also the preferred route for bringing to bear on property owners the exigencies of changing neighborhood dynamics and improvements in safety and other codes.

It's our fear, however, that by framing this one permit as a singular request, the applicant will effectively sidestep the neighborhood's valid and long-time complaint that the applicant is ground-zero for anti-social and nuisance behavior in the neighborhood. And by side-stepping these issues, the applicant will have — once again — abrogated our rights to oversight of such behavior.

CONCERNS WITH THE PERMIT

- Granting the permit would formalize years of illegal use by the applicant without appropriately seeking redress for the neighborhood.
- Granting the permit runs contrary to published objectives of redevelopment for the Gateway District.
- Granting a permit that lasts more than a year runs contrary to stated objectives by both city officials and the applicant to seek a new home for the services provided at the current campus.
- Granting the permit incrementally undermines the ability of the neighborhood to exercise its prerogative to use the permitting process to mitigate neighborhood nuisance and to curtail non-conforming or harmful activities by existing neighbors.
- Granting the permit assumes that all other options have been exhausted — which is not the case.

CONCERNS WITH THE APPLICANT

- Applicant patrons crowd the sidewalks surrounding the campus (Rio Grande, 500 West, 200 South) at the expense of desired pedestrian activity.
- Applicant patrons camp in and otherwise impact nearby Pioneer Park, to the demonstrable exclusion of residents and patrons of nearby businesses.
- Applicant requires multiple, daily interventions by police, paramedical, and fire personnel.
- Applicant patrons regularly deface and befoul neighboring properties.
- Applicant patrons are regularly cited for public intoxication.
- Applicant patrons are regularly cited for purchasing or selling drugs.
- Applicant patrons are regularly cited for harassing passersby and engaging in other anti-social behavior (lewdness, aggressive panhandling, etc).
- Current design of applicant facilities encourages all the aforementioned activities.
- Applicant actively dismisses the behavior of its patrons as someone else's problem.

THE GOOD NEIGHBOR

The following are a sampling of requirements the neighborhood has, going forward:

- Establish an impact zone (to be determined) within which active mitigation efforts will take place by the applicant and at their own cost. These activities include:
 - Human waste clean-up
 - Collection of inebriated and/or disorientated persons for treatment
 - Mental health personnel are provided to staff any and all events which require city permits (farmers market, Gallivan Plaza events, etc)
- Establish an independent ombudsman's office.
- Establish a communications hub which would process phone calls, e-mail, webmail, SMS, and MMS. Information from these complaints would be used to actively discourage anti-social and/or illegal behavior of applicant patrons.
- Patrons are actively discouraged from gathering in any number on adjacent sidewalks.
- Work with city and other public service providers to coordinate daytime alternatives to loitering, etc.
- Publicly state intention to move or drastically overhaul current campus.
- Publicly support efforts by the city to curtail loitering, aggressive panhandling, and camping.

Regards,

Downtown Community Council Board

D Christian Harrison, President & Chair
 Luann Lakis
 Mary Gordon
 Mickelle Weber

**SALT LAKE CITY
BUSINESS ADVISORY BOARD**

September 14, 2009

Salt Lake City Planning Division
Attn: Tami Hansen
451 S. State Street Room 406
PO Box 145480
Salt Lake City, UT 84114-5480

Dear Planning Commissioners:

We appreciate the presentation given to the Business Advisory Board last Wednesday concerning a conditional use for The Road Home.

While the conditional use permit sought by The Road Home isn't of any real business concern to this Board, we would ask that you approve the permit based on the information given.

The Board feels that if the Community at large, including all the appropriate governmental agencies for safety, the neighborhood and the business itself are aware of the change in use and the changes to be made to the business for that conditional, and have agreed, a 5-year conditional use permit will be sufficient for the humanitarian efforts provided by The Road Home until a more permanent solution can be put into place.

The Board also sees that a city wide, permanent solution to our humanitarian efforts be brought together as a full and complete effort, with input from all agencies such as The Red Cross, the City and County police, any and all religious groups reform efforts and all others concerned with the efforts to aid with the homeless, the hungry, the destitute, the needy of our community. A combined and focused joint effort should be looked at for complete and continual assistance to those in need, as they will always be with us.

We appreciate the information given and for seeking our input.

Sincerely,

Sue Stahle
Business Advisory Board
Chair

Peperone, Bill

From: Walsh, Barry
Sent: Wednesday, August 19, 2009 2:12 PM
To: Peperone, Bill
Cc: Young, Kevin; Garcia, Peggy; Itchon, Edward; Weiler, Scott; Goff, Orion
Subject: Cond Use Road Home

Categories: Other

August 19, 2009

Bill Peperone, Planning

Re: The Road Home (St. Vincent de Paul Center) Conditional Use request for Homeless shelter at 437 West 200 South.

The division of transportation review comments and recommendations are for approval as follows:

There are no changes proposed for the existing use and no record of traffic congestion on file.

There are several properties (437 W. 200 S., 227 S. 229 S. and 235 S. Rio Grande St.) under one owner that have shared traffic circulations functions that should be combined or cross access easements recorded.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Scott Weiler, P.E.
Orion Goff, Business Licensing
File

PS – No petition or file number is noted.

Peperone, Bill

From: Stoker, Justin
Sent: Wednesday, August 26, 2009 9:28 AM
To: Peperone, Bill
Cc: Garcia, Peggy
Subject: The Road Home Conditional Use Permit request for a Homeless Shelter

Categories: Other

With no changes being proposed to the existing structure, we have no objection to the proposed conditional use.

Justin D. Stoker, PE, LEED® AP
Salt Lake City Public Utilities
1530 S. West Temple, SLC, UT 84115
ph. (801) 483-6786 - justin.stoker@slcgov.com



Please consider the environment before printing this e-mail

Peperone, Bill

From: Brede, Richard
Sent: Wednesday, August 19, 2009 3:58 PM
To: Peperone, Bill
Subject: RE: The Road Home

Categories: Other

Detective Ros Rainey and I discussed it when I received it. It looks like this has occurred every year for twelve years. My only comment would be that calls for police service usually occur where people are located. If homeless persons are in the building or outside on the street, the likelihood for calls is about the same (maybe more if they're outside and wanting a warm place to sleep i.e. detox of jail).

Thanks,

Rich

From: Peperone, Bill
Sent: Wednesday, August 19, 2009 2:36 PM
To: Brede, Richard
Cc: De La Mare-Schaefer, Mary; Sommerkorn, Wilford
Subject: The Road Home

Rich,

I know that you do not typically respond to requests for review from the Planning Division, however, in the case of The Road Home wanting approval for a homeless shelter in St. Vincent de Paul's, I think comment from the police department would be helpful. Please let me know if you need any additional information.

Thanks.

Bill Peperone, AICP
Principal Planner
Salt Lake City Corporation
(801) 535-7214

Peperone, Bill

From: Drummond, Randy
Sent: Tuesday, August 18, 2009 10:23 AM
To: Peperone, Bill
Cc: Weiler, Scott
Subject: The Road Home - Conditional Use Permit Request for Homeless Shelter
Categories: Other

Bill, with the proposal assumptions that there will be no change to the existing structure or anything within the Public Way, the Engineering Division has no concerns regarding this proposal.

Randy Drummond, PE
Project Engineer

Peperone, Bill

From: Itchon, Edward
Sent: Friday, August 07, 2009 10:23 AM
To: Peperone, Bill
Subject: Surplus Property 1200 West 1300 North

Categories: Other

No issues

Peperone, Bill

From: Jason Mathis [jason@downtownslc.org]
Sent: Tuesday, September 15, 2009 12:25 PM
To: Peperone, Bill
Cc: Matthew Minkevitch
Subject: RE: homeless shelter

Categories: Other

Hi Bill –

Here you go:

The Downtown Alliance supports The Road Home and their request to continue to use the St. Vincent's dining room as an overflow shelter this winter. Recognizing that downtown carries a disproportionately heavy burden in providing services to homeless people in Utah, we encourage The Road Home to work with state and local governments to utilize other neighborhoods for overflow shelter facilities in future years.

This was an official resolution, unanimously passed by our Board yesterday. A formal letter is on its way but probably not today. We recognize the service that The Road Home provides to homeless people in our community, and also the important role The Road Home plays downtown.

Thanks,
Jason

Jason Mathis | Executive Director | Downtown Alliance | jason@downtownslc.org | direct 801.333.1101 | cell 801.509.1143

From: Peperone, Bill [mailto:Bill.Peperone@slcgov.com]
Sent: Tuesday, September 15, 2009 11:49 AM
To: Jason Mathis
Subject: homeless shelter

Jason,

Please forward to me your comments regarding St. Vincent's use of their dining area as an overflow facility this winter for the homeless. I need these comments ASAP.

Thanks.

Bill Peperone, AICP
Principal Planner
Salt Lake City Corporation
(801) 535-7214