



Communication to Planning Commission

Community & Economic Development
Office of the Director

To: Planning Commission Members

From: Casey Stewart, Senior Planner

Date: October 03, 2012

CC: File

Re: Time Extension for Volunteers of America Conditional Use Approval
(PLNPCM2011-00485)

Please see the attached email from Kathy Bray, President and CEO of Volunteers of America, requesting a one-year time extension for a conditional use approved by the Planning Commission on October 26, 2011. The subject property is located at 556 South 400 East. The original approval was for a group home to transition young men 18-24 years old from homelessness to self-sufficiency.

You will also find attached the minutes from the original approval on October 26, 2011. If you would like to see a copy of the original staff report, please contact Michelle Moeller at michelle.moeller@slcgov.com or (801) 535-6171.

If you have any questions, please contact Casey Stewart at casey.stewart@slcgov.com or (801) 535-6260.

Thank you.

Enc.

Attachment A
Letter from Applicant

From: [Kathy Bray](#)
To: [Stewart, Casey](#)
Cc: [Mark Manazer](#); [Zach Bale](#); [Karen Keene](#); [Brad Ashworth](#); [Nate Buckner](#)
Subject: Request for Extension on Conditional Use
Date: Tuesday, September 18, 2012 3:24:25 PM
Attachments: [SKMBT_C36012091813410.pdf](#)

Hi Casey – You may have heard that there was a major fire at our 556 S. 500 East property on Sunday. You can get the story on our website if interested: www.voaut.org.

Attached you will find the conditional use permit letter that you wrote for us back in October of 2011. We bought the house in November, relocated all tenants, had nice remodel designs by SLA Architects and hired Pentalon to be our contractor. The home was vacant (thank God) in preparation of the remodel. We were so close to getting the building permit, then the fire broke out. We likely would have had our permit by the end of this month.

I am requesting a one year extension of our conditional use permit. We have started working with our insurance adjustor and intend to move forward with the project. We do not have adequate information at this time to know what our insurance company will do nor do we know the full extent of the damage. Please let me know if you need a more formal request for extension or if this will suffice. Thank you.

Kathy Bray
President & CEO
Volunteers of America, Utah
435 W. Bearcat Drive
Salt Lake City, Utah 84115
(801)363-9414 x. 579

From: scanner@voaut.org [mailto:scanner@voaut.org]
Sent: Tuesday, September 18, 2012 2:43 PM
To: Kathy Bray
Subject: Message from KMBT_C360

Attachment B
Minutes from
October 26, 2011 Planning Commission

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SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, October 26, 2011

Present for the Planning Commission meeting were Chair Angela Dean, Commissioners, Babs De Lay, Kathleen Hill, Matthew Wirthlin, Michael Fife and Mary Woodhead. Commissioners Emily Drown, Charlie Luke, and Vice Chair Michael Gallegos were excused.

A field trip was held prior to the meeting. Planning Commissioners present were: Angela Dean, and Michael Fife, Staff members in attendance were Joel Paterson, Doug Dansie, Maryann Pickering, and Casey Stewart.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:30 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilf Sommerkorn, Planning Director; Joel Paterson, Planning Manager, Doug Dansie, Senior Planner; Maryann Pickering, Principal Planner; Michaela Oktay, Principal Planner; Casey Stewart, Senior Planner; Paul Nielson, Land Use Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes:

Planning Commissioners visiting the following locations:

PLNSUB20011-00418 Smith's#94 Fuel Center. Staff explained the modifications needed. Planning Commissioners asked questions about the new layout

PLNPCM2011-00485 Volunteers of America Conditional Use. Staff explained that it would be used for homeless men, that there was excess parking now, and there would be added landscaping in the back. It would hold 12 residents. Planning Commissioners asked why there needed to be approval if was a legal nonconforming structure.

PLNPCM2010-00032: Zoning Text Amendment, Billboards, PLNPCM2010-00717: Zoning Text Amendment, Electronic Billboards

Issues were: proposed changes to static and changeable copy signs. The Commission looked at the Ken Garff sign at 8th South and West Temple.. The image is up for two seconds and there is a lot of movement. AT&T sign at, 500 South and Main. One must slow down or alter driving in order to read the sign.

Commissioners Fife, De Lay, and Wirthlin all voted "aye", Commissioners Woodhead and Hill voted "no". Motion passed.

7:56:17

PLNPCM2011-00485 Volunteers of America Conditional Use - a request by Volunteers of America for conditional use approval of a proposed residential group home in support of homeless young men. The property is located at approximately 556 South 500 East, in Council District 4 represented by Luke Garrott. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

Commissioner Dean recognized Casey Stewart as staff representative.

Mr. Stewart stated that his is a request for conditional use approval for a proposed residential large group home at the subject location. The existing building is currently used as a boarding house and would be converted to a supportive living home for up to 14 homeless young men. The Planning Commission has final decision-making authority for a conditional use request.

Mr. Stewart added that the site was currently the site of a boarding house that could potentially hold 14 occupants.

The applicant would like to purchase the property and convert the existing residential use of a boarding house into a large group home for men ages 18 - 24 years old that are homeless or at the risk of being homeless. The intent would be to provide the residents with life skills in order to gain employment or to find a place to live on their own. The maximum stay would be approximately two years.

Mr. Stewart gave a PowerPoint presentation.

Mr. Stewart stated that there would be limited change in the building's use as it was currently multifamily use as a boarding house, it would continue to be used for residential purposes there would be approximately 14 residents at the site, there would be staff on site 24 hours a day, 3 during the day, and 1 member at night. Most of the parking would be for the staff.

Aside from the email comments received, Mr. Stewart had received a few phone calls who object. George Shapiro 604 S 500 E, Salt Lake City, Ut. His comment was that if the conditional use was approved he would like as a condition to see an increase in police patrols along the stretch of 500 E.

Staff had considered the application and compared it to the standards for a conditional use

- It is supported by the Masterplan for the area. It is a residential use

- Design is compatible to the character of the area
- There is no detriment to persons or property in the area
- Any remodeling would be an improvement to the site.

Staff felt that it did meet the standards for conditional use, and as such as recommended approval subject to compliance with the City requirements.

8:03:06

Questions from the Commissioners:

Commissioner De Lay asked if the current use was a boarding house, and with the current condition, there was not supervision.

Mr. Stewart agreed.

Commissioners discussed the parking changes between the current use and the conditional use.

8:04:11

Comments from the applicant:

Kathy Bray, President and CEO of Volunteers of America Ut. And Zach Bale, Vice President of external relations. Ms. Bray said that they had received a HUD grant for the purchase and remodeling of a new transition home.

Improvements would include:

- Removal of soda machine from the front porch
- Improving the HVAC
- Improving ADA accessibility requirements
- Improvements to the kitchen and the dining room
- Bathroom remodel

Ms. Bray stated that they had already established a transitional home for young women; they feel that it has blended in well with the community.

Expectations of the residents would be that they would be accountable for their own behavior and working toward self sufficiency. Strict standard for structure and guidance and support will be provided.

8:08:38

Questions to the applicant:

Commissioner Fife asked if there were plans to help the younger population.

Ms. Bray responded that they do, but more in terms of emergency shelter.

8:09:48

Public Hearing:

The following people spoke *in opposition to* the application.

Adele Connell, 500 S 500 E SLC UT, spoke, her concerns were as follows:

She is a Trolley Place resident, they had a meeting and 27 out of the 42 owners were at the meeting and that were there were opposed to the permit.

She discussed her concerns over the number of parking spaces available, and how she did not believe there would be adequate parking for the residents.

Commissioner Woodhead noted the concern about the number of people and the number of parking stalls available, she asked how would that be different than the boarding house that was already in use.

Ms. Connell said that it just did not do service to the redevelopment of Salt Lake City.

Cindy Cromer 816 E 100 S SLC UT, spoke. Ms. Cromer's concern was mainly about smoking, but stated that the Women's Transitional shelter was a great neighbor.

Riley Pack, 520 S 500 E #112, SLC UT; Matt Warner 520 S 500 E #308 SLC UT; Gabrielle Pack 520 S 500 E #112 SLC UT; Andrew Peterson 520 E 500 S #325 SLC UT; Sklar Tolbert 520 S 500 E #314 SLC UT; Danielle Colvin, 500 E 520 S #118 SLC UT; Kevin Cochran, 520 S 500 E # 119; Robert Tanner, 520 S 500 E, SLC UT; Ali Tanner 520 S 500 E, SLC UT; Caitlin Soffe, 520 S 500 E #311 SLC UT; Nick Matthew 520 S 500 E #102 SLC UT; Joel Merriweather, 520S 500 E SLC UT; Elliot Faulkner 520 S 500 E, SLC UT.

- Devaluation of property
- Detrimental to the surrounding community
- Compromises safety in the neighborhood
- Increase in illegal activity (i.e. drugs, theft)
- Parking

Luke Garrot resident 600 E 500 S, spoke *in favor* of the petition. He made two points

- The use would not be a burden due to the nature of the neighborhood

- Diversity is a sign of City Health.

Andrew Peterson asked if there was a screening process involved.

8:31:17

Response from the applicant:

Zach Bale stated that he oversees many of the homeless programs and stated that they agreed with many of the individuals who stated that we do need a healthier community and part of the project is for that. They are concerned with panhandling and crime. The demographic is unique, and the residents are ready for change and transition. He added that staffing is there for support, not safety and what individuals need as they transition into adulthood.

Mr. Bale stated that security is a major concern, and they would be happy to share their selection process. An important element to the VOA is the way they transition into a neighborhood. Individuals in the program are required to be seeking employment and education. In response to the parking issue, the individuals involved have no money, and therefore, no cars.

Mr. Bale also answered that there is mandatory drug testing, and they would be discharged if they tested positive.

Visitation is monitored and residents are not allowed overnight visitors and curfews will be established.

Because the VOA is receiving HUD money, there are federal guidelines that eliminate sex offenders and violent crimes. All applicants would be screened.

Commissioners and applicant discussed the differences between section 8 and the applicants for this program.

Commissioner Woodhead asked what could be done about the smoking issues, and if there were tools to eliminate it.

Land Use Attorney stated that the Planning Commission could not outlaw smoking as part of a condition, but a property owner could impose conditions on the residents, but that would be up to them.

Planning Director Sommerkorn added that could only apply to their private property, and if they wanted to walk on the sidewalk or on the public right of way, then the City's standard rules would apply.

Mr. Bale wanted to clarify that it would be a transitional home, so the stay would be much longer than that of a shelter.

Land Use Attorney Paul Nielson reminded the Commission of the Standards for a Conditional Use permit as noted in the staff report.

8:43:07

Motion:

Commissioner Woodhead made a motion in regard to PLNCPM2011-00485 Volunteers of America Conditional Use based on the findings listed in the staff report, the discussion heard tonight and the public hearing, I move that the Planning Commission approve this application as proposed subject to condition 1 as set forth in the staff report and additional condition 2 that the applicant take steps to mitigate the impact of smoking outside on the neighbors and neighboring properties to the extent possible.

Commissioner Hill seconded the motion.

Discussion: Commissioner Wirthlin reiterated that there were no value to detrimental effects.

Commissioner Fife stated that he believed that this would be an improvement over a hostel.

Commissioner Hill stated that society should seek diversity and find a way to do that.

Vote: Commissioners Wirthlin, Hill, Fife, Woodhead, and De Lay all voted "aye". The motion passed.

8:46:30

PLNPCM2011-00547 Folsom Avenue Partial Street Closure - a request by Salt Lake City Public Utilities for partial street closure of right-of way property located at approximately 40 south between 1050 West and 1250 West. The subject property is located in an M-1 (Light Manufacturing) zoning district, in Council District 2, represented by Van Turner. The Planning Commission is being asked to provide a recommendation to the Mayor regarding the street closure for the purpose of trading portions of land with Questar Gas to facilitate a City drainage project. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)