

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community and
Economic Development

**The Road Home/St. Vincent de Paul
Emergency Housing
Conditional Use Petition PLNPCM2013-00991
437 West 200 South
March 26, 2014**

Applicant: The Road Home,
Matt Minkevitch

Staff:
Everett Joyce 801-535-7930
everett.joyce@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 Garrott

Community Council:
Downtown - D. Christian
Harrison, Chair

Lot size: 0.81 acres

Current Use: St. Vincent de
Paul Community Dining Hall and
overnight emergency shelter

Applicable Land Use

Regulations: - -Chapter
21A.33.050 Use Tables for
Downtown Districts
-Chapter 21A.62.040 Definition
of "Homeless Shelter"
- Chapter 21A.54 Conditional
Uses

Attachments:

- A. Floor Plan
- B. Applicant's Description
- C. Public Comments
- D. Department Comments
- E. SLC Homeless Initiative

Request

The Road Home is requesting Conditional Use approval for the continuation of a previously approved emergency homeless shelter to be located in the St. Vincent de Paul's community dining hall. The purpose of this request is to provide emergency housing for the homeless during the winter months. A previous Conditional Use, PLNPCM2009-00870 was approved on September 23, 2009 with the condition that it would expire on April 15, 2014 and 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. The Planning Commission has final decision making authority for Conditional Uses.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the conditional use to allow an emergency homeless shelter during the winter months from October 1 to April 15 to be located in the dining area of the St. Vincent de Paul Center, located at approximately 437 West 200 South subject to the conditions of approval.

Conditions of Approval

1. The applicant is required to re-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 Department.
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. Lining up for entrance into the St. Vincent's shall not begin prior to 6:30 PM, nightly.
4. The dining area of St. Vincent's may be used as an overflow facility for the homeless only, from October 1 to April 15.
5. The dining area of St. Vincent's may only be used as an overflow facility for the homeless once The Road Home homeless shelter has been filled to capacity.

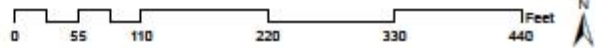
Recommended Motion

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use with the conditions of approval outlined in the staff report.

VICINITY MAP



437 West 200 South Street



Background

Project Description

Matt Minkevitch, Executive Director of The Road Home, is requesting Conditional Use re-approval for an emergency homeless shelter to be located in the community dining area of the St. Vincent de Paul Center at 437 West 200 South. This request is to house the homeless during the winter months from October 1 to April 15. The Road Home cannot house all of those seeking shelter in the winter months at its main facility, so additional space is needed. The dining area of the St. Vincent de Paul Center has been used for this purpose in the past. The community winter shelter program provides for approximately 70 individuals each night, but can accommodate 80 individuals. Shelter hours begin at 7:00 p.m. and end by 7:00 a.m. the following morning.

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 Zoning District. Both properties are also within the Gateway Specific Plan. The St. Vincent de Paul Center emergency shelter facilities are currently in place and no modifications will be made to the building.

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.

Salt Lake City's Homeless Initiative

In coordination with local non-profits, the business community and concerned citizens, several different Salt Lake City departments and divisions have taken on initiatives to help the homeless in Salt lake City and reduce the impact that population has on surrounding areas. Current efforts center on the Depot District (Pioneer Park and Rio Grande area) of Downtown. Information regarding this initiative has been provided in Attachment D of this staff report.

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- The Downtown Community Council did not respond to requests for presentation to the community council nor have they provided any comments prior to finalizing the staff report. Other public comments received are provided in Attachment C.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on March 13, 2014
- Public hearing notice posted on property on March 14, 2014.
- Public hearing notice posted on City and State websites on March 13, 2014.
- Public hearing notice emailed to the Planning Division list serve on March 13, 2014.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. Comments from the City Departments / Divisions can be reasonably fulfilled and would not warrant denial of the petition.

Analysis and Findings

Findings

21A.54.080 A. Specific Standards: A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. The use complies with applicable provisions of this title;

Analysis: There are no code requirements, or provisions, specific to homeless shelters in the zoning ordinance. The Table of Permitted and Conditional Uses for Downtown Districts lists a homeless shelter as a conditional use within the D-3 Zoning District. 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 to meet requirements.

Finding: The use complies with the applicable provisions of this title.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The subject property is the St. Vincent de Paul Center which utilizes its community dining facility as an emergency winter shelter under a previous conditional use approved in 2009. The land uses that surround the property are:

Property Address	Direction from Subject Property	Zoning District	Land Use on Property
210 S Rio Grande	West	D-3	The Road Home homeless shelter
178 S Rio Grande	Northwest	GMU	Office mixed-use
440 West 200 South	North	GMU	Retail Condo– Gateway Development
375 West 200 South	East	D-3	Commercial parking
235 S Rio Grande	South	D-3	Church facility
241 and 263 S Rio Grande	South	D-3	Parking and theater stage sales and rental
234 – 280 South 400 West	Southeast	D-3	Office

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 not result in an increase in intensity over what is currently permitted on the property.

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.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The subject property lies within the Gateway District. The Gateway Specific Plan and the Creating an Urban Neighborhood Plan comprise the Gateway District Land Use and Development Plan. The subject site lies within the Rio Grande Sub-district, one of five sub-districts of the Gateway District. The master plans proposed long range land use pattern for the subject parcel is retail on the 200 South street front and civic, cultural community on the south portion of the site.

Objectives and Policies of the Gateway Master Plan

- 1: *Provide for the continuation of existing uses within the Gateway District.*
- 2: *Organize the Gateway in a pattern of streets, blocks and pedestrian ways that extend the original grid pattern.*
- 3: *Encourage transit-oriented development (TOD)*
- 4: *Provide for the development of a diverse mixture of uses that complement downtown, encourage a variety of housing opportunities, and facilitate the enhancement and revitalization of the Gateway District.*
- 5: *Provide opportunities for housing within the Gateway District to reinforce downtown was a place to live, work and shop.*
- 6: *Maintain and improve services in the Gateway District.*
- 7: *Strengthen the character and livability of the District by developing a system of public recreation facilities, open spaces, pedestrian ways, and waterways.*
- 8: *Encourage adaptive reuse of historic buildings within the Gateway District.*

The Implementation section of the Gateway Land Use and Development Plan contains the following *Social Services* guidelines:

- *Well-managed social services should not be forced to relocate from the Gateway District, but additional steps are needed to deal with the impacts of loitering, crime and littering properties.*
- *Social services must be encouraged to provide the highest quality of service. To address loitering problems emphasis should be placed on providing spaces where clients can line-up inside rather than on the street for meals. Shelter guest should have places to go when facilities are closed during the day.*
- *Increased activity is key to addressing these problems. More homes and businesses, increased recreational and community activities at Pioneer Park and other planned public facilities, increased Neighborhood Watch Programs, police presence and perhaps a corps of downtown guides should help address these problems.*

The following *Related Objectives* are part of the Gateway Master Plan:

- *Provide for the continuation of existing uses within the Gateway District.*
- *Encourage existing businesses to remain and expand consistent with the urban design guidelines which contribute to the development of a urban neighborhood.*

Social Services

- *Development strategies that will help to integrate social services into the social fabric of the Gateway District.*
- *There are several social service facilities in the Gateway District that provide aid to the homeless and other individuals with special needs. Social service agencies provide a valuable service that is needed and with appropriate agency responses, these agencies can be compatible with future development within the Gateway District. Agencies will need to find ways to deal with the impacts of loitering, crime, and littering on neighboring properties, as well as take an active role in management strategies that improve compatibility between existing and proposed uses and service providers.*

The Gateway Sub-districts and Land Use Patterns section of the Gateway Master Plan discusses changing land use patterns. Specifically mentioned is the following:

Several public and private social service agencies and facilities are located in the Gateway. They provide essential services to homeless individuals and families, including day care, elementary school, medical and dental clinics, food service and lodging, counseling, and job service assistance. These services are vital to the health and safety of their clients.

The 2012 Comprehensive Housing Policy and the 2000 Salt Lake City Community Housing Plans

- *The 2012 Comprehensive Housing Policy includes statements on “Homeless, Transitional and Special Needs.” Specifically the policy states the City should provide temporary housing to those who do not have other options (“the provision of temporary and permanent housing options for those who have no other options is a fundamental responsibility of government in modern day society”).*
- *The 2000 Salt Lake City Community Housing Plan policy states development of programs to meet the housing needs of all individuals employed by and working or living within Salt Lake City.*

Finding: The Road Home and the St. Vincent de Paul Center have attempted to fulfill the policies that pertain to them in the Gateway Master Plan. Staff finds that the requested Conditional Use is compatible with City plans. The proposed emergency shelter is supported through the policies of the Gateway District Land Use and Development Plan, the 2012 Comprehensive Housing Policy and the 2000 Salt Lake City Community Housing Plan.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Analysis: Zoning ordinance section 21A.54.080 B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items

shall be complied with:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

A homeless shelter is specifically listed in the Table of Permitted and Conditional Uses for Downtown Districts as a conditional use in the D-3 Zoning District.

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, from the previous conditional use case, there is no record of traffic congestion on file for the site. On-site parking is provided.

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 next to the building with sufficient sidewalk space remaining to allow pedestrian access past St. Vincent's.

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 character of the site with respect to site design and location of parking lots, access ways and delivery facilities 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 from loading

and unloading areas. This application will not result in an increase in intensity over what is currently permitted on the property. The surrounding uses are primarily office or retail uses.

There may be potential for negative impact on terms of public safety. Conditions of approval from the previous conditional use have required surveillance of the facility exterior. Additionally, the time permitted for individuals to congregate to enter the facility would be limited to minimize loitering on the property.

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.

Conditions Imposed

The Planning Commission may impose any condition upon a proposed conditional use in order to address any of the factors listed in section 21A.54.080 of the zoning ordinance. The conditions may include:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

Analysis: The proposed emergency shelter is a listed conditional use within the D-3 Downtown Warehouse/Residential District. The applicant has striven to identify and mitigate potential negative impacts through site planning and operation of the proposed use. Based on this information and staff analysis the staff, recommends imposing the following conditions to ensure compliance:

1. The applicant is required to re-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. Lining up for entrance into the St. Vincent's shall not begin prior to 6:30 PM, nightly.
4. The dining area of St. Vincent's may be used as an overflow facility for the homeless only, from October 1 to April 15.
5. 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, with the exception of those individuals who are impaired and unable to be bused to Midvale.

Commission Options

If the conditional use is approved then the applicant can continue to operate an emergency winter homeless shelter in the dining area of St. Vincent de Paul's facility. The applicant is required to re-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 Department prior to continuation of the emergency shelter operation.

A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

Based on the analysis and findings of the staff report, staff is of the opinion that neither of the above situations exist with the proposed conditional use subject to the recommended conditions of approval. If the conditional use is denied then emergency winter overflow shelter facilities will not be available to those homeless individuals that may need such service between October and April.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that “a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” If the reasonably 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. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional use should be denied.

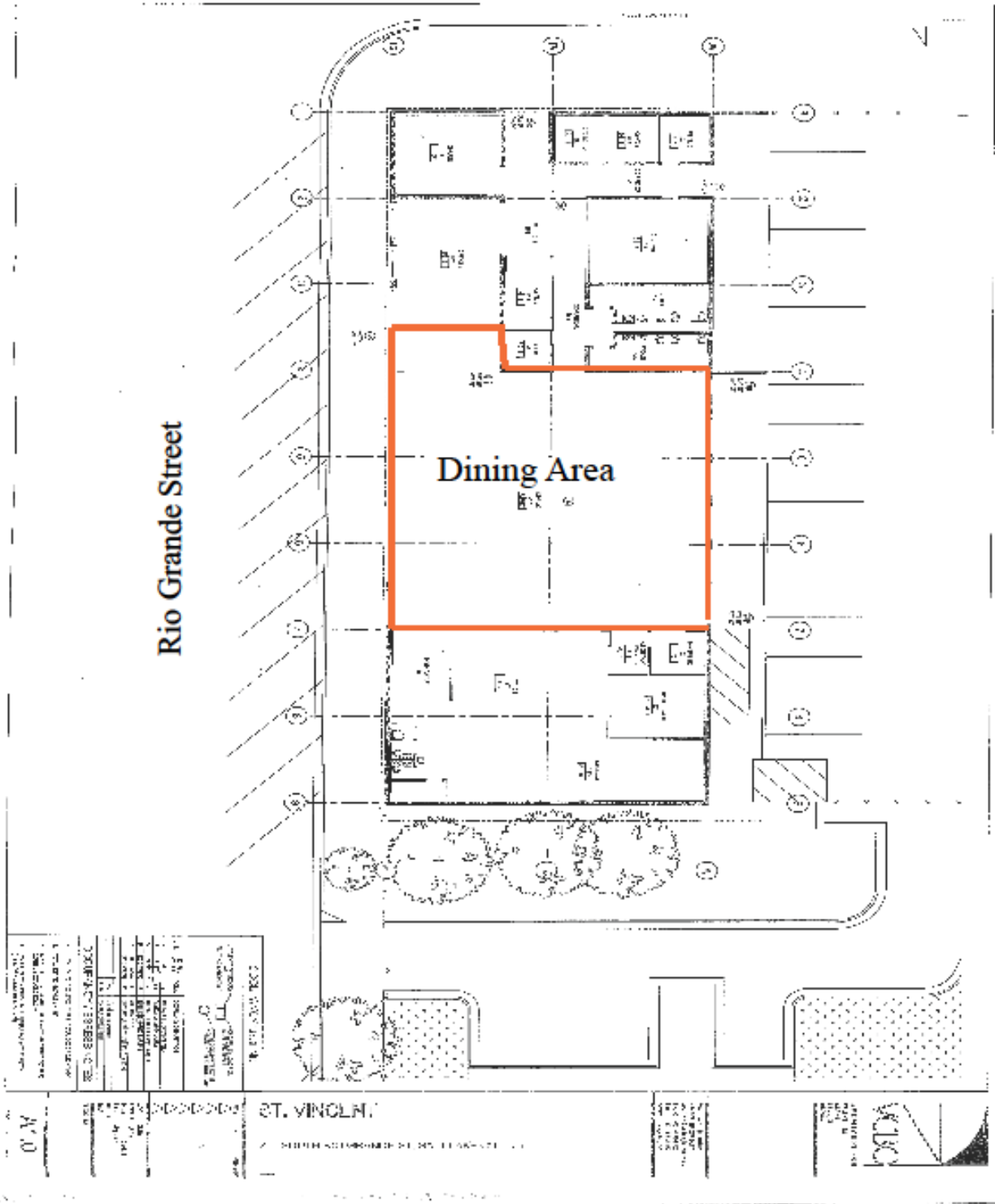
Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use to allow an emergency homeless shelter during the winter months from October 1 to April 15 to be located in the community dining area of the St. Vincent de Paul Center, located at approximately 437 West 200 South. The proposed conditional use will create (list the detrimental effects) which cannot be reasonably mitigated. The proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will not, under the circumstances of the particular case and any 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.
5. The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Instructions: The Planning Commission only needs to make findings on the specific standard that is not being complied with.

**Attachment A
Site Plan**

200 South Street



Rio Grande Street

Dining Area

ST. VINCENT

PROJECT NO.	PLN/PCN/CP/APP/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
DATE	03/20/2014
SCALE	AS SHOWN
DESIGNED BY	ARCHITECTURAL DESIGN GROUP
DRAWN BY	ARCHITECTURAL DESIGN GROUP
CHECKED BY	ARCHITECTURAL DESIGN GROUP
APPROVED BY	ARCHITECTURAL DESIGN GROUP
PROJECT NO.	PLN/PCN/CP/APP/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
DATE	03/20/2014
SCALE	AS SHOWN
DESIGNED BY	ARCHITECTURAL DESIGN GROUP
DRAWN BY	ARCHITECTURAL DESIGN GROUP
CHECKED BY	ARCHITECTURAL DESIGN GROUP
APPROVED BY	ARCHITECTURAL DESIGN GROUP

Attachment B Applicants Project Description

REQUEST:

The applicant requests a Conditional Use Permit.

PROJECT DESCRIPTION:

Approximately 16 years ago during a particularly cold winter, the St. Vincent's dining room was approved by the City to be used at night as a temporary additional shelter for the homeless. The Road Home has used this space every winter (October 1 to April 15) since then as shelter for individuals who are not suitable for acceptance at our other homeless shelters, and who would otherwise be sleeping on the streets in the cold of winter. This program has undoubtedly eased suffering and saved many lives. We provide shelter for approximately 70 individuals each night, beginning at 7:00 p.m. and ending by 7:00 a.m. the following morning.

In 2009, the City requested that a conditional use permit be obtained to support nighttime use of the dining room as a sleeping area. The Road Home applied for and received a Conditional Use Permit at that time. It was agreed that the Permit would be valid for a 5-year period, ending April 15, 2014.

We are now approaching April 14, 2014, and The Road Home would like to apply for a new Conditional Use Permit. We currently have no practical alternatives, and we feel the current arrangement, although temporary, works well for The Road Home, St. Vincent's and the City.

Attachment C
Public Comments

From: John Gurr [<mailto:john@iproperties.com>]
Sent: Monday, March 17, 2014 3:53 PM
To: Garrott, Luke; Mayor
Cc: Tarbet, Nick; Rogers, James; LaMalfa, Kyle; Penfold, Stan; Mendenhall, Erin; Luke, Charlie; Adams, Lisa
Subject: March 26 planning public hearing

Mayor Becker and Mr. Garrott:

I noted with interest that The Road Home is requesting another conditional use approval to continue an emergency winter homeless shelter for the sixth year. I would have liked to attend the public hearing, but unfortunately will be out of town, so I am taking this opportunity to write with my concerns.

I am extremely sensitive to the plight of the homeless and have a great deal of sympathy for their condition, but our area is taking far more responsibility for them than any other area in the state, and it is impacting our neighborhood and community. Conditions on and around the Dakota Loft property have deteriorated substantially in the last year or so – much worse than previous years. Some examples in just the last 6 – 12 months, and yes, some are gross, but welcome to our world:

- drugs are sold openly on street corners (police have stepped up efforts and are doing a heroic job, but still ...);
- human defecation on the sidewalks;
- men urinating on residential entry doors as well as camping in doorways and trespassing in common areas;
- continual loitering on our property with subsequent trash problems; plus
- virtually living on the sidewalks outside the shelters making foot travel impossible;
- camping on the landscaping strips as well as the traffic islands;
- emergency responders being summoned virtually every day (sometimes more);
- and now another conditional use approval is being sought for a new youth shelter down the street (888 South 400 West).

Seriously, would you put up with all this in your neighborhood?

I both work and live downtown and am extremely proud of what is going on in our city – particularly Main Street – but it seems that there is little or no attention, plans or concerns with our particular area. And while I am not naive to the fact that City Creek has had a major impact on The Gateway and the surrounding area resulting in bleeding retailers and restaurants, I also believe, and have been told as such, that customers & visitors feel very uncomfortable coming into the neighborhood. The city needs to refocus on this area and make decisions that will not only assist the homeless, but also maintain our neighborhood as a desirable place to live and work ... having so many of the assistance programs located in one area is NOT the answer nor is it fair to those of us that live here.

Approval of the conditional use request once again will just push the problem forward rather than trying to come up with meaningful alternatives and solutions.

John Gurr
Dakota Lofts HOA
380 West 200 South, #603
Salt Lake City, Utah 84101
john@iproperties.com
801.355.0600 – office
801.560.4646 – mobile

Attachment D Department Comments

Public Utilities

The proposed conditional use permit application doesn't appear to impact the public utility systems or the private service lines feeding the parcel. For changes affecting the lot, development plans will need to be submitted and reviewed as part of the typical building permit process.

Transportation

Re: Petition PLNPCM2013-00991 Conditional Use – Extension.

Per Our review –August 19, 2009

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:

1. There are no changes proposed for the existing use and no record of traffic congestion on file.
2. To date we find no change in status and therefore recommend approval.

Zoning

No issues provided this proposal is the same as the prior petition PLMPCM2009-00870. Further review may be needed if this proposal is a modification of the prior petition.

Housing and Neighborhood Development Division

The Housing and Neighborhood Development Division (HAND) has reviewed the conditional use application for The Road Home's continued overflow emergency homeless shelter at St. Vincent De Paul's community dining hall (437 West 200 South). After reviewing the application, HAND cannot see any issues that need to be resolved with the application. The overflow emergency homeless shelter currently exists and contributes greatly to providing homeless services in the City.

HAND has reviewed the proposed application against both the 2012 Comprehensive Housing Policy and the 2000 Salt Lake City Community Housing Plan. HAND believes the proposal meets both city policies. Adopted by City Council in November 2012, the Comprehensive Housing Policy includes statements on "Homeless, Transitional and Special Needs." Specifically the policy states the City should provide temporary housing to those who do not have other options ("the provision of temporary and permanent housing options for those who have no other options is a fundamental responsibility of government in modern day society"). The Road Home cannot house all of those seeking shelter in the winter months at its main facility, so additional space is needed.

The section on **Salt Lake City's Homeless Initiative** looks good, my only suggested change is to update it with some current stuff. I'd replace the last sentence with,

“On April 1 and 2, Salt Lake City is hosting other major homeless service funders and providers in Homeless Solutions Retreat. The purpose of the retreat is to discuss guiding principles in providing homeless services and identify unmet needs.”

Attachment D
Salt Lake City Homeless Initiative Update

Salt Lake City's Homeless Initiative

The following is an update on the City's Homeless Initiative provided by the Housing & Neighborhood Development Division.

Background/Discussion:

In coordination with local non-profits, the business community and concerned citizens, several different Salt Lake City departments and divisions have taken on initiatives to help the homeless in Salt Lake City and reduce the impact that population has on surrounding areas. Current efforts center on the Depot District (Pioneer Park and Rio Grande area) of Downtown. However, the City is developing a holistic approach to addressing the issue city-wide.

Salt Lake City has contracted with Michele Straube, Director of the Stegner Environmental Dispute Resolution (EDR) Program of the University of Utah's Law School, to conduct a three-month study that will give the City a long-term situation analysis of homeless issues in Downtown. This assessment, currently in-progress, explores public perceptions of homelessness and stakeholder willingness to help with solving the issues. The study's results should enable the City to engage in effective and strategic problem-solving to provide long-term solutions to specific problems identified through the assessment. As part of the assessment, 50 interviews are being conducted. Interviewees include representatives from the City, service providers, area businesses and residents, homeless individuals and others. The assessment team is also researching other efforts that impact the homeless population in downtown Salt Lake City and researching other cities' unique approaches to address the issue. The final Situation Assessment Report will identify potential long term strategies to address the issue of homelessness in Salt Lake City.

While the study is being completed, the City is implementing additional measures that can be accomplished quickly and have an immediate effect; as well as supporting ongoing programs that have a proven positive impact. Salt Lake City is working with the Downtown Alliance, other funding agencies and service providers on these efforts.

Below is a sampling of what the City is currently doing itself and in partnership with other groups. When the long term situational analysis is complete, it will be shared with the City Council.

- *Full-time Homeless Services Coordinator* - The City has created a full-time homeless services coordinator position. This position administers federal emergency solutions grants (ESG) and coordinates the City's efforts to combat homelessness. The position works directly with the service providers and other funding agencies to provide services to the homeless.
- *500 West Median Work* - Portions of the median on 500 West between 200 and 400 South has been redesigned to increase the visibility of the area and deter criminal activity. Work is now complete in transforming the area into a grass lawn.
- *Increased Police Presence in the Depot District* - The Police Department has done several things to improve its presence in the area.
 - *Redeployment of Bike Officers and Modified Duty Schedules* - The Police Department's Bike Squads have been redeployed to the Depot District. This is an increase of ten

officers and two sergeants that are now assigned to patrol the Depot District, Main Street and Library Square. Their duty schedules have also been adjusted to provide Bike Squad coverage over a larger portion of each day, seven days a week.

- *Super Operations* - Officers from the Community Intelligence Unit, Bike Squads, Motors, SWAT, Organized Crime Unit, Narcotics, Detectives, Public Relations, Salt Lake Information Center and Patrol have been deployed in operations directed at "order maintenance" and specific crimes in the Depot District. These operations are usually conducted over the course of a week and move from covert to overt in their progression.
 - *Undercover Narcotics and Vice Operations* - Weekly undercover operations are conducted in the Depot District, targeting illegal drug dealing, drug solicitation, prostitution and other related crimes.
 - *Increased Patrols*-Patrol officers have provided an increased presence in the area.
- *Clean Teams* - The City has partnered -with the Downtown Alliance and Valley Services to implement "clean teams." Since September, these teams have been walking every street in the Depot District once or twice a day picking up trash and performing small property maintenance. Valley Services supervises and employs the clean teams. Clean team members are made up of users of the Weigand Center; work on the clean teams can lead to other employment opportunities with Valley Services.
 - *Ambassador Program* - The new Downtown Ambassadors will provide street level concierge services Downtown, ready to be of assistance to visitors, residents and businesses. In addition to giving directions and giving recommendations on things to see and do, each ambassador will make an effort to keep the downtown area safe and be prepared to help in case of an emergency.
 - *HOST Outreach Teams* - The latest effort of the City's Homeless Outreach Service Team (HOST) program is an outreach team. Once a week, various services providers, along with members of the City's police department go to Pioneer Park or other outdoor locations and contact people who do not usually use homeless services. This effort helps identify new users and gets people the help they need.
 - *Race to Zero* - Salt Lake City has partnered with the City of Phoenix in a friendly competition to see which city can house all its homeless veterans first. Both cities are close to reaching this goal Salt Lake City only has 39 homeless veterans left! The hope is the "competition" will increase collaboration between the two cities and allow them to share success stories with other cities in their efforts. As part of the effort, Mayor Becker has proclaimed November 2013 as Veterans Housing Month.
 - *Visit of Los Angeles Service Agencies* - Several city staff members visited Los Angeles November 7 and 8 to see what agencies there are doing to help the homeless. The City delegation met with Santa Monica officials, learned about different programs associated with UCLA, visited the PATH mall (a one-stop service shop in a re-used shopping center), toured Skid Row and learned about a dispersed service model.
 - *Parking Restrictions* - On-street parking stalls along both sides of 500 West between 200 and 400 South have been given two-hour time restrictions to deter long term parking there. Rio

Grande Street between 200 South and 300 South already has those time restrictions. As an added deterrence, parking is not allowed in those stalls during the overnight hours.

- *Veterans' Court* - The Salt Lake City Justice Court Veterans' Court has been operating since April 2011. Court sessions are attended by a justice court judge, court staff, a Veterans Justice Outreach Coordinator from the federal Department of Veterans' Affairs, Salt Lake Legal Defenders' Association personnel, and Salt Lake City Prosecutors' Office personnel. This collaboration offers a unique "direct connection to veterans' treatment options", and other veterans' resources, for veterans with cases in the Salt Lake City Justice Court.
- *Homeless Court* - The Salt Lake City Justice Court Homeless Court has been in operation since 2004 under the guidance of Judge John Baxter. It allows homeless individuals the option of appearing before a judge well-versed in homeless issues and in the company of others similarly situated and facing similar challenges. Certain offenses are not fully considered in the homeless court based on their seriousness (for example, DUI, domestic violence, or other assaultive conduct). Homeless court does allow other offenses (examples: public intoxication, open container, trespass) that are appropriate for a more informal setting to be heard. These cases can be resolved in a judicially efficient manner, and warrants can be recalled for later appearance before the regular court if the matter cannot be resolved in the homeless court.
- *Homeless Solutions Retreat* - On April 1 and 2, 2014, Salt Lake City is hosting other major homeless service funders and providers in Homeless Solutions Retreat. The purpose of the retreat is to discuss guiding principles in providing homeless services and identify unmet needs.