



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nick Norris, Planning Director nick.norris@slcgov.com or 801-535-6173
Date: December 14, 2022
Re: PLNPCM2022-01068 Homeless Resource Center Code Amendments

Zoning Amendment

PROPERTY ADDRESS: NA
PARCEL ID: NA
MASTER PLAN: Plan Salt Lake
ZONING DISTRICT: NA

REQUEST:

A petition initiated by the City Council through ordinance 15B of 2022 to establish a process for approving future homeless resource centers in the city, including modifications to existing standards and other necessary changes necessary to regulate the use in the zoning code.

RECOMMENDATION:

That the Planning Commission forward a recommendation to the City Council to adopt the proposal.

ATTACHMENTS:

- A. [ATTACHMENT A: Proposed Code Changes](#)
- B. [ATTACHMENT B: Maps](#)
- C. [ATTACHMENT C: Zoning Text Amendment Factors](#)
- D. [ATTACHMENT D: Public Input Summary](#)
- E. [ATTACHMENT E: Department Review Comments](#)

PROJECT DESCRIPTION

This proposal is in response to the moratorium adopted by the Salt Lake City Council in April of 2022, ordinance 15A of 2022, which removed homeless resource centers and homeless shelters from the land use tables. This resulted in the uses no longer being allowed as conditional uses in the D-2 (Downtown Support), D-3 (Downtown Warehouse) and CG (General Commercial) zoning districts. In addition to enacting the moratorium, the City Council provided clear guidance on identifying a new process to establish a future HRC to the Administration with the following project goals:

- The safety and welfare of those experiencing homelessness in the city.

- The impact to communities when HRCs and related services are concentrated.
- The impact that future HRCs have on city services.
- The financial ability of service providers to comply with regulations and still provide necessary shelter and/or services.
- Identifying the impacts that are the responsibility of the operator of an HRC and those impacts that should be the responsibility of others.
- Avoiding inequities in the locations of HRCs and homeless shelters.

In addition to the established goals, the primary purpose of this project was to protect the safety and welfare of those experiencing homelessness within Salt Lake City, while better understanding the community and city service impacts that resource centers may cause. Staff sought to gain additional understanding of the financial limitations that existing and likely future resource centers face, so that regulations wouldn't further financially burden the organizations that provide homeless services. The City Council established the timeline associated with this proposal. The proposed HRC amendments are required to be transmitted to the City Council by January 31, 2023. The City Council is required to make a decision on the proposal by May 3, 2023. The 2017 Conditional Use regulations will go back into effect, if the City Council doesn't adopt the proposal by May 3, 2023.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The proposed text amendment requires a recommendation from the planning commission to the city council. The recommendation can include modifications to the proposal if agreed to by majority of the commission. The commission can make the modifications by changing specific text or adding new text. The changes would be limited to the text of the zoning code and the sections that are included in this proposal or related sections as indicated in the public notice for the public hearing. The commission can also make suggestions for the city council to consider as part of their process. These suggestions do not result in changes to the proposal but could help the council with the discussion on the issue by focusing on specific aspects of the proposal that the commission determines needs more consideration.

The city council has the final decision-making authority on all zoning amendments. The council can consider the recommendation of the commission but is not required to follow it. The council can approve the proposal, modify the proposal, or deny the proposal. This is one of the few land uses that can have profound impacts to city services, resources, and budget. The council is involved in decision making related to each of these areas and can consider those impacts as part of their decision.

If adopted, a future HRC would require a zoning map amendment. That process is like the text amendment process and includes a 45-day public input period, and at least one public hearing with the Planning Commission and a public hearing with the City Council. This proposal includes mandatory scheduling of public hearings with the Planning Commission to streamline the approval process. The approval process is visually represented below.

Proposed Process OVERLAY ZONE PROCESS



KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Equity and locating future HRCs
3. Options
4. Public Input issues

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

Plan Salt Lake: Plan Salt Lake lists “support homeless services” as one of the action items under the Housing section. The guiding principle of this section reads:

Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics

This proposal is intended to provide specific factors and analysis related to safety associated with homeless resource centers. Evidence demonstrates that the two existing homeless resource centers, established in 2018, require higher calls for public safety related services provided by the Fire and Police Departments. This proposal provides a factor for considering the importance of rapid response to public safety calls so aid can be provided to those who need it. The proposal also requires the analysis of certain data provided by the city and service providers, to determine

if additional resources are needed to improve the safety of the unsheltered and those who are impacted by public safety issues associated with homelessness.

Plan Salt Lake includes a section on Equity. The Equity Guiding Principle states:

Ensure access to all city amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

While there is not a specific initiative that discusses homelessness, there are multiple initiatives that relate to homelessness, this section of the plan discusses providing people with ample opportunity to improve their quality of life through access to education, employment, housing, and community resources. The Equity section of Plan Salt Lake also “strives to eliminate concentrated areas of poverty to improve overall quality of life and opportunity for all of our residents.” This statement would support locating impactful land uses further away from concentrated areas of poverty and from areas with higher levels of poverty.

It is possible that this proposal could be improved to better achieve the goals of Plan Salt Lake by authorizing future homeless resource centers in areas of higher opportunity. For example, the overlay could be applied to areas on the eastern portion of the city. While doing this does not guarantee an HRC in this area in the future, it does reduce the regulatory barrier that zoning processes create. There would likely still be barriers such as availability of land and the cost to acquire land. Other options exist such as authorizing the use in the I Institutional Zoning district. The addition of creating an HRC as a permitted use in the I Institutional Zoning District could be done within the text of the overlay and be within the scope of the process for this proposal.

Growing SLC

Growing SLC is the city’s moderate income housing plan, which is required by Utah Code. This plan is mostly focused on ways to prevent people from becoming homeless and transitioning people out of homelessness and into more permanent housing. These are important goals that could reduce the need, or at least delay the need, for homeless shelters and homeless resource centers. However, if housing is not available for those with very low (or less) incomes then the need for more homeless resource centers and emergency shelters will increase.

Consideration 2: Equity and locating future HRCs

This proposal was initiated to address the concentration of HRCs within the Ballpark neighborhood of the city. Public input and a mapping analysis furthered identified concentrations of homeless services and other impactful land uses, such as community correction facilities. There is a concentration of services and uses within the Ballpark, Downtown, and East Downtown neighborhoods and a concentration of related services and uses along the 900 West corridor through the Glendale, Poplar Grove, Euclid, and Fairpark neighborhoods.

Each of these areas were analyzed to determine which zoning districts are located within the general area. This analysis was done to estimate the effect of authorizing the use as a conditional use in some zoning districts as an option to avoid a concentration. For the analysis, the following geographies were used for each area with a concentration.

- **Ballpark Neighborhood:** The Ballpark neighborhood contains a variety of zoning districts. For this analysis, the ballpark neighborhood is being defined as the area south of 900 South extending to the city boundary at 2100 South and the area between State Street and I-15.
- **Downtown:** It should be anticipated that the downtown area will have a concentration of homeless services because that is where the uses have traditionally been located not only in Salt Lake City, but in other major cities as well. The downtown area includes the area between I-15 and 200 East and North Temple to 900 South.
- **East Downtown:** The East Downtown area is within the boundaries of South Temple and 600 South and 200 East to 700 East.
- **900 West Corridor:** the 900 West corridor for the purpose of this analysis includes the land between I-15 and about 1000 West and from 2100 South to approximately 1000 North.

The chart on this page lists each zoning district and whether that district is found within the geographic boundaries of each area described above. This is visually displayed in maps for each existing HRC or homeless shelter in Attachment B.

Zone	Ballpark	Downtown	East Downtown	900 West
FR zones				
R-1/12000				
R-1/7000				X
R-1/5000	X			X
SR1 & SR1A				
SR3		X	X	X
R2	X			
RMF30			X	X
RMF35	X		X	X
RMF45	X		X	
RMF75		X	X	
RB	X			
RMU35			X	X
RMU45	X		X	X
RMU	X	X	X	X
RO	X	X	X	
CN	X	X	X	X
CB	X		X	X
CS			X	
CC	X	X		
CSHBD				
CG	X			X
TSA			X	X
FBSC				
FB-SE				
FB-UN1	X	X		X
FB-UN2	X	X	X	
D1		X		
D2	X	X		
D3		X		
D4		X		
GMU		X		
BP	X			
AG				
AG2				
AG5				
PL	X	X	X	X
PL2		X	X	
I	X		X	X
UI		X		
MU				

The analysis shows that all zoning districts are found in at least one of the areas with a concentration except:

- FR zones (there are 3)
- R-1/12,000
- SR-1 and SR-1A
- CSHBD
- FB-SC
- FB-SE
- AG
- AG-2
- AG-5

The following zones were excluded from the analysis due to the zone being inappropriate for future HRCs due to the nature of the zoning district:

- EI Extractive Industries
- MH Mobile Home
- NOS Natural Open Space
- OS Open Space
- RP Research Park
- FP Foothill Protection
- SNB Small Neighborhood Business:
- M1 Light Manufacturing
- M2 Heavy Manufacturing
- A Airport

Based on the analysis, there are a limited number of zoning districts where the use could be authorized as part of the overlay that would not contribute to increasing the concentration. Of the zones that are not within the boundaries of the neighborhoods with a concentration, only the CSHBD Sugar House Business District, FB-SC and FB-SE are in mixed used areas that have fixed rail transit access and access to food, health care, and jobs. The FR zones tend to be in the upper foothills and removed from these amenities. The SR-1, SR-1A and R-1/12,000 zone is relatively close to these amenities. The AG, AG-2, and AG-5 zones are far removed from most services and are located along 2200 West north of the airport and in the Northwest Quadrant, west of the airport. The analysis demonstrates that the zoning districts that are mapped in the areas of concentration are mostly the same as the zoning districts mapped in areas without a concentration. This means that allowing the use in those zoning districts would also allow the use in the areas with an existing concentration, which would not result in geographic equity. The exception to that is allowing the use in the CSHBD, FB-SC and FB-SE would provide more geographic equity. However, these zones have limited opportunity for a future HRC because there are limited opportunities for development and the land that is developable is in high demand. Allowing the use as a conditional use in zoning districts that would not potentially contribute to increasing the concentration is likely to have little effect on achieving geographic equity.

Geographic equity could be improved by authorizing the use through a defined geographic area, regardless of the underlying zoning district. This would be done by defining a specific area where the use could be allowed. This would eliminate the issue of concentration if the defined area were outside the existing areas of concentration or a minimum distance from an existing HRC. There are several examples in the City's zoning code where a defined boundary is used. For example, in the OS zoning district, there is a telecommunication corridor with a legal description in the code that allows telecommunication towers near Ensign Peak. Without that corridor, the telecommunication towers would not be allowed. Several of the current Overlay Zoning Districts also include defined geographic boundaries, including the South State Street Overlay, Capitol Hill Protective Area Overlay District, Light Manufacturing Height Overlay District, and the

Riparian Corridor Overlay District. These districts have defined boundaries because they apply to specific areas that cross multiple zoning districts, provide a specific purpose that is intended to supplement underlying zoning district regulations, or they achieve a specific purpose in an area where that purpose is a critical function. Including a similar description in this proposal would serve a similar purpose.

To achieve geographic equity, a defined boundary would have to be created that is outside the neighborhoods with a concentration of services. The furthest east HRC is located at 131 East 700 South. Avoiding a concentration would mean that a future HRC would have to be some acceptable distance away from that location. Major streets are often used as boundaries because they are seen as a barrier between neighborhoods. 700 East is approximately 0.83 miles away. A one-mile buffer would be approximately 800 East.

To apply the overlay with some sort of buffer, there needs to be justification for the buffer that would not conflict with potential issues with fair housing laws. The city could not for example apply a buffer only to some types of shelters, or discriminate based on sex, familial status, disability, etc. The regulation must apply equally to everyone and not deprive a protected class of a right to shelter. Avoiding this is likely best achieved by defining a boundary of where the use is allowed. A buffer, like requiring at least one mile between homeless resource centers is a potential option to protect the people who are using the shelter from being victims of crime, abuse, or from others who are seeking to take advantage of people experiencing homelessness. Using a buffer could potentially locate future HRCs in neighborhoods west of I-15, particularly along Redwood Road and North Temple. These neighborhoods also are closer to other environmental impacts created by industrial and intense transportation uses that generate air, water, and noise pollution. While not related to homelessness, concentrating multiple types of land uses that create impacts in neighborhoods along Redwood Road is an environmental justice concern.

Consideration 3: Options

This proposal is a text amendment that focuses on homeless resource centers as a land use. The Planning Commission has the authority to modify the proposal and associated text of the zoning code. Any modification to the code should be related to homeless resource centers. At the November 9, 2022 meeting, the commission identified some issues and concerns with the proposal and indicated that they may want to consider options to address the issues. These issues are listed below, along with some options to address each issue.

Issue 1: Removing barriers for future homeless resource centers.

At the November 9, 2022 briefing, some commissioners expressed a concern with this proposal requiring a zoning map amendment process and the barriers that it would create. It was described as “moratorium lite” under the premise that there is not an administrative path to approve a future HRC. To address this, the Commission could modify the text of the overlay district in the following ways:

1. Add a section to the overlay that authorizes the use in certain zoning districts. While this has not been part of the proposal to date, the PC has broad discretion at this stage and could authorize the use in some districts as part of the text amendment. This could be done in two ways:
 - Adding the districts where the use could be allowed to the text of the overlay;
 - Adding the use to the land use tables in zoning districts determined by the commission. This would be accomplished by adjusting the land use tables for those identified zoning districts.

The commission would have to identify the districts where the use may be allowed as either a permitted or conditional use. If the commission wants to make this recommendation, then the commission should consider the following in determining which zoning districts would be appropriate:

- Districts where this could be considered are generally those that are close to transit, are either close to commercial uses or within mixed use districts, include other institutional types of land uses, and that allow higher intensity land uses.
- Most zoning districts are located throughout the city, with only a handful that have a geographic purpose. For example, zoning districts D-1- through D-4 are only found in the general downtown area, GMU is only found around the historic train depots on 400 and 500 West, and the CSHBD is only found in the Sugar House Business District. Authorizing the use in other zoning districts, such as the CC Corridor Commercial or I Institutional zoning districts would result in the use potentially being in various neighborhoods throughout the city including those that currently have a concentration of HRCs or homeless shelters.
- It should be noted that making a broad assumption about appropriate zoning districts may result in the determining factors for locating a future HRC to be land availability and land costs. This is likely to favor the use in areas that already have a higher concentration of impactful institutional land uses, such as homeless resource centers, community correction facilities (often called halfway houses) and land uses and transportation corridors that produce more air, water, and noise pollution.
- The commission could consider whether the use should be a permitted or conditional use in the zoning districts identified by the commission.
- A sample addition to a motion may read as follows:
 - “That the proposal be modified to authorize the use {as either permitted or conditional use} in the following districts: {the commissioner making the motion would then add the appropriate zoning districts}
- The commission could consider adding a limit on the number of beds that is less than the maximum of 200 beds allowed in each facility under the current and proposed standards.

2. Add a section to the overlay that describes a geographic area of the city where the overlay would authorize the use. This would likely be based on streets, such as saying “This overlay shall be applied to all land within the city east of 200 East Street” or something similar.

This option could also include zoning districts, for example “this overlay shall be applied to all land east of 200 East Street that is zoned I Institutional”.

The commission could determine that the use is appropriate in some parts of the city, but not in others. This could be challenging to determine, but the primary reason that has been stated through the process for including this kind of provision would be to avoid concentrating the use in areas of the city that already have a concentration of the use or other similar impactful uses. This option could also be incorporated with the previous option by authorizing the use in specific zoning districts located in a defined geographic area of the city.

The commission should make similar considerations as the prior option. Ultimately, the commission would have to decide whether there is an appropriate geographic area of the city where the use should be authorized by the overlay and if the use should be permitted or conditional. An example of how to add this to a motion may read as follows:

- “... that the proposal be modified to allow the use as {either permitted or conditional use} in all zoning districts that are located east of 200 East Street, including any property that has frontage on 200 East, and in the areas covered by the Capitol Hill and Avenues Community Plans. “

It should be noted that this option has not been evaluated for potential impacts to city services or the surrounding neighborhoods of a future site because specific sites are not known. There are some impacts that are not directly related to the HRC or to the operator of an HRC, including the personal behavior of individuals who are not using or who leave an HRC or homeless shelter. Often, these are the types of impacts that require City and other government resources for response and management.

3. The commission could authorize the use in either of the ways listed above and add additional standards. For example, a standard that limited the number of beds could accompany either of the two options.

It is likely that if any of the three options are recommended to the city council, that there will be some challenges regarding the engagement process and what has been presented to the public. However, the commission does have the authority to modify a proposed land use regulation (zoning regulation) provided the public hearing is properly noticed. The public notice for the December 14, 2022 Planning Commission Public Hearing does identify that the commission may take this action.

The staff report for the November 9, 2022 Planning Commission meeting can be found at the following link. The November 9th report includes the summary from the focus groups that the Commission may want to reference.

[November 9th Planning Commission Staff Report](#)

Consideration 4: Public Input Issues

Input and comments received during the public process were used to draft the proposal. Input has also been received during the 45-day engagement period. Most input was received through comments entered through the project website. There were 16 comments submitted online. Three commenters indicated that they support the proposal, four indicated that they do not support the proposal, and eight indicated that they could support the proposal with modifications.. One commenter did not respond to the question. Below is a summary and response to the comments. The discussion below focuses on the comments that recommended modifications or reasons for not supporting the proposal.

- *Increase the public notice radius.* This request relates to the zoning amendment process to map the overlay for future HRCs. The current public notice requirements include mailing a notice to all property owners and occupants within 300 feet. This distance is the same for all land use applications and zoning map amendments. Notice is also sent to the recognized community organizations (community councils) and a sign posted on the property that provides information. The comment does not indicate what is a desired public notice radius.
- *Require engagement with the unsheltered.* This comment requests that when processing a map amendment for the proposed HRC overlay, staff and the applicant engage with those who may need the services of an HRC or shelter. The Planning Division is supportive of this focused engagement and recommends it be added to the proposal.
- *That the factors be modified to be more realistic regarding the financial ability of a service provider to operate the shelter and address impacts.* This is a request from the service providers. The factor has been modified to instead focus on the applicant's intentions to seek funds from the city to operate the service offered in a future HRC.
- *That the use be prohibited in areas that already contain an HRC, homeless shelter, or other similar use.* This comment is based on the perception, which has been verified by the mapping analysis, that some neighborhoods already are disproportionately impacted by this use and other similar uses. This has not been included in the proposal, but the proposal doesn't specifically authorize the use in disproportionately impacted neighborhoods either. There is some merit in considering prohibiting the overlay to be mapped in some areas where these types of uses already exist. Even though it could be undone through a text amendment or through temporary zoning regulations by a future city council, adding something along these lines would provide those neighborhoods with some comfort knowing that additional HRCs would not be in their neighborhood. This could be accomplished by any of the following actions:
 - Applying a separation of 1 mile between any existing HRC and any future HRC. This would have to be done to protect the safety of the occupants of an HRC and reduce the potential for those within an HRC from being victimized by those who seek to take advantage or abuse people experiencing homelessness.
 - Defining the area where the overlay could not be mapped. This is possible but could also be undone by a future zoning amendment or temporary land use regulation. However, that might be a preferred approach for neighborhoods that already contain an HRC.

- *That the proposal includes mandatory processing times to reduce the overall approval timeline.* This comment is in response to how long a zoning map amendment process typically takes. In 2021 the average processing time for a zoning map amendment was approximately 9 months at an average of 277 days. This number starts the day that the application is submitted and ends the day it is closed, which is when the council adopts the proposal. 2022 numbers are not available because zoning amendments often overlap the calendar year. There are some things to consider with the processing time stated.
 - The start date is the date the application is submitted online. Most applications are not complete when they are submitted and require informing the applicant of the missing information and the time it takes the applicant to provide the info. This timeline was last analyzed for 2020. The average time it took from application date to have a complete application was 30 days.
 - City code requires a minimum 45-day public input period. This period usually starts once the application is complete because applicants become vested in a process and applicable regulations on the date the application is complete. A public hearing is prohibited within the 45 days. This means that on average at least 75 days will have passed between the date the application is submitted and the end of the required engagement period.
 - The typical timeframe for a planning commission decision or recommendation is approximately 123 days. There are few applications that include only a zoning map amendment, so this number is often skewed by other applications that require updates to plans to ensure compliance with standards. The city's system for tracking the timeline between each step in a process does not produce any results for zoning map amendments specifically and it requires manual verification of each application. A random sample of 5 projects from 2021 applications that only include a map amendment and no other application types, showed that the average time from application to a planning commission public hearing is approximately 84 days. The Planning Division does not control the process once an item is transmitted to the City Council. However, these same four applications took an average of 155 additional days for approval after the Planning Commission made a recommendation for a total processing time of 239 days, or just under 8 months.

To help address the approval timeline, the proposal has been modified to allow the public hearing without a recommendation to occur within the 45-day public input period. A recommendation would be required to happen after the 45-day period. The commission has the discretion to hold a second public hearing outside of the 45-day period. This is intended to reduce the likelihood of tabling an item by giving the community, applicant, and other interested parties an earlier opportunity to communicate with the commission and gives the commission an opportunity to provide direction to the applicant and city staff on potential issues or modifications. It is possible that this could reduce the processing time by 15-45 days.

- *The language in the proposal is not strong enough about addressing community impacts.* The factors for consideration are intended to provide a balance of issues to consider. It is important to acknowledge the impact issues related to homelessness have on neighborhoods. Few of those issues can be addressed by zoning regulations for homeless resource centers and homeless shelters. Homeless issues require approaches that include access to health care, social services, addiction treatment, mental health care resources, permanent supportive housing, mobility, employment related programs, and other services, supportive public safety, and other support to reduce the number of people who experiencing homelessness and the impacts related to it. Barriers to providing these services can be removed through zoning regulations, which has been done and will likely continue to be done to create a housing first approach. The intent of this proposal is to focus on those things that can be addressed by zoning and the direct impacts created by the use.
- *There needs to be more strict compliance for existing HRCs.* This proposal does modify the reporting requirements to better track compliance with conditions of approval. The standards for HRCs are also being modified to address some impacts. An existing or future HRC can only be held accountable for the impacts that the operator/property owner are directly responsible for. Not all the impacts of homelessness are the responsibility of an operator of an HRC to address. That is one reason why a broader consideration needs to be considered than what can be considered under a conditional use process. The overlay requires consideration of the broader impacts that might be created from a future HRC and the resources that may be necessary to mitigate those impacts if the decision choose to do so.
- *Limit the services provided at an HRC to reduce foot traffic for those that are using the additional services but not staying at the HRC.* It may be necessary for a future HRC to offer services that may not be available in the immediate area. This is partly because homeless services are concentrated in the city. If services are limited, it may only be feasible to locate an HRC near those services. That continues to concentrate the services and the HRCs in the same neighborhoods. The other impact of limiting the services within the HRC is that it would be force people who need those services to travel to a different area of the city to receive those services. Locating additional services within a future HRC would reduce the need to travel. It should be noted that the proposed regulations do not require additional services. The services offered and proximity to other services are both factors in applying the overlay to a future location for an HRC.
- *The proposal in making the process so complex that it is a business-as-usual proposal.* This proposal is more complex than requiring a conditional use. That is because the issue itself is more complex and requires a more comprehensive consideration of factors that cannot be considered through the conditional use process due to the legal constraints placed on the conditional use process. Under the conditional use process, the other impacts related to homelessness that are outside the control of an HRC cannot be considered because an HRC is not responsible for addressing those impacts. A proposed HRC following a conditional use process could overwhelm certain city resources. But the same HRC in a different location may not impact resources that already are being stretched because of other high impact land uses, including other HRCs.

- *Does this proposal address those that are shelter resistant or camping in various neighborhoods?* This proposal does not address either of these issues because the scope of the proposal as requested by the city council was to create a different process for approving future homeless resource centers.

In addition to the comments submitted online, the Planning Division met with service providers and operators to try to address their concerns with the proposal. The concerns raised by the providers included:

- The factors need to clearly identify who is responsible for providing the data.
 - This has been addressed with modifications to clarify that data about the number of beds available in Salt Lake County are the responsibility of the city to collect.
- The factor regarding the funding for the HRC is problematic for service providers because the funding sources vary, and many want to have some sort of approval in place before they will provide funding.
 - This factor was modified to focus on anticipated funding requests being made to the city.
- The timeline is problematic because it is hard to find a property owner who will be willing to tie up their property for a year waiting for the city to decide.
 - The proposal was modified to place time certain requirements for processing through the planning commission process. The city council process could potentially include something similar, but that should be up to the council to decide that. The goal is to reduce the timeline as much as possible.
- Operators would like to have some sort of idea where in the city they can look for future sites.
 - No modifications have been made to this aspect of the proposal, but it is discussed under the options section above.

One letter was received regarding this proposal. The letter was opposed to the proposal and is attached under Attachment. The letter indicated that the proposal should not be approved until a more comprehensive approach to addressing homeless related impacts is included. It should be noted that this proposal is acknowledging that there are impacts that zoning cannot address but other tools, funding, and actions could help reduce. Recognizing the need for other changes and tools is one of the reasons why this proposal is recommending that the city council be the decision maker on future HRC locations; they are the entity that could direct funding to support those tools, programs, and resources in a manner that they feel is the best use of those tools.

The service providers indicated that they would submit a letter to the Planning Commission. That letter had not been received by the time the staff report was finalized and prepared for publication on December 6, 2022.

STAFF RECOMMENDATION

Summarize the staff recommendation by recapping the considerations and analysis of the standards, how the conditions relate to an applicable standard and how that condition complies.

NEXT STEPS

Regardless of the action of the commission, this item will be forwarded to the City Council for final decision. The commission may make a recommendation to adopt the proposal, adopt it with modifications recommended by the commission, or to not approve the approval.

The role of the planning commission is to make a recommendation on the proposal. The commission is not making a final decision, so the planning commission action is not subject to appeal. The city council decision could be appealed because it is a final decision.

ATTACHMENT A: Proposed Code Changes

HRC Overlay Draft Outline: December 5, 2022 Version. Includes input from operators, planning commission, and stakeholder meeting in October and public comment received through the online survey that closed on November, 30.

In the below draft, underlined text is new text to be added to the code. Text with a strike-through is proposed to be deleted. All other text is existing text in the code and is not proposed to be changed. The sections of the zoning code appear in numerical order based on where the text is within the code.

21A.34.160 Homeless Resource Center Overlay District

Purpose: The intent of the overlay is to consider the safety and welfare of those experiencing homelessness while considering the impact to city services and adjacent neighborhoods and minimize the effects on neighborhoods and populations that have traditionally been marginalized when considering locations for future homeless resource centers.

- A. Applicability: The process and regulations found in this chapter apply to all homeless resource centers existing prior to January 1, 2023 and any proposed homeless resources centers mapped within the city. This overlay is prohibited in the M-1 and M-2 zoning districts.
- B. Applying to Zoning Map: A petition to apply this overlay shall be subject to the applicable provisions of 21A.50.
 - 1. A homeless resource center shall only be allowed if located within the homeless resource center overlay or as otherwise allowed by this title.
 - 2. City Council Action: In deciding to apply this overlay, the city council may consider a development agreement to address any benefit or impact that a proposed HRC may have on the surroundings of the proposed location of the overlay.
 - 3. Permitted Use: If approved by the city council, a homeless resource center shall be a permitted use within the boundary of the homeless resource center overlay district.
- C. Previously Approved HRC and Homeless Shelters: An existing homeless resource center or homeless shelter that was approved as a conditional use prior to January 1, 2023 shall be subject to the specifics of the conditional use approval, and any subsequent modification to the approval, that were placed on the use at the time of approval, and subject to the following modification limitations:
 - 1. Modifications to prior conditional use approval. A modification to a prior conditional use shall be subject to 21A.54.135.
 - 2. Any modification beyond 21A.54.135 is subject to a zoning map amendment to apply this overlay
- D. Applicability to Places of Worship. A place of worship is not required to petition for a zoning map amendment to apply this overlay provided any emergency shelter provided is part of the ecclesiastic function of the place of worship. A place of worship that provides emergency shelter to people experiencing homelessness shall comply with the provisions of 21A.36.350.

- E. Complying with standards. Any existing or proposed homeless resource center or homeless shelter shall comply with the applicable provisions of this title, including but not limited to the requirements of the underlying zoning district and section 21A.36.350.

21A.36.350: ~~QUALIFYING PROVISIONS~~ STANDARDS FOR HOMELESS RESOURCE CENTER OR HOMELESS SHELTER:

A. ~~A homeless resource center or homeless shelter may be allowed as outlined pursuant to in 21A.34 of this title and the requirements of this section. An existing homeless resource center shall comply with the regulations in this section. The owner of the property where a homeless resource center or homeless shelter is located shall ensure that the operator complies with the requirements of this chapter.~~

~~A. A homeless resource center or homeless shelter may be allowed as a conditional use, as identified in chapter 21A.33, "Land Use Tables", of this title pursuant to the provisions of chapter 21A.54, "Conditional Uses", of this title and the requirements of this section~~

1. ~~Capacity Limit. the number of homeless persons who may occupy a homeless resource center for overnight accommodations to a maximum of two hundred (200) homeless persons: unsheltered individuals.~~
 - a. ~~Service provider staff shall not be included in this occupancy limit.~~
 - b. ~~No homeless resource center shall exceed the maximum occupancy for overnight accommodations for any reason, including on an overflow basis.~~
2. ~~A security~~ Security and operations plan. A plan shall be prepared by the applicant and approved by the Salt Lake City Police Department and Community and Neighborhoods Department prior to conditional use approval, and filed with the Recorder's Office. The owner of property on which a homeless resource center or homeless shelter is located shall ensure that the operator complies with the requirements of this subsection A2. A security and operations plan shall include:
 - a. A community relations and complaint response program that identifies specific strategies and methods designed to maintain the premises in a clean and orderly condition, minimize potential conflicts with the owners/operators and uses of neighboring properties, and prohibit unlawful behavior by occupants of the homeless resource center or homeless shelter on the site ~~or adjacent public right-of-way~~. The community relations and complaint response program shall include at least the following elements:
 - (1) Identify a representative of the homeless resource center or homeless shelter, including the representative's name, telephone number, and email, who will meet with neighbors upon request to attempt to resolve any ~~neighborhood~~ complaints regarding operation of the center;
 - (2) A dedicated ~~twenty-four (24)~~ hour telephone line for the purpose of receiving complaints;
 - (3) Quarterly meetings with a community coordinating group, which shall be open to the public, to discuss and address concerns and issues that may be occurring as a result of the homeless resource center or homeless shelter operation. The operator may establish policies and procedures for the meetings, including rules of decorum. The meetings shall be advertised at least ~~ten (10)~~ days in advance by posting notice on the operator's website and a sign posted along the public street;

- (4) Representatives from each of the following shall be included in the community coordinating group:
 - (A) The homeless resource center or homeless shelter,
 - (B) A business located within ~~one-fourth~~ (1/4) mile of the site,
 - (C) A resident who lives within ~~one-fourth~~ (1/4) mile of the site,
 - (D) A school, if any, located within ~~one-fourth~~ (1/4) mile of the site;
 - (E) Chair of the community council, or designee, whose boundary encompasses the site;
 - (F) An individual who has previously received or is currently receiving services (i.e., client) from a homeless resource center or homeless shelter; and
- (5) A written annual report, provided on or before February 15th of each year, from the operator of the homeless resource center or homeless shelter, provided to the City Planning Director and subsequently posted to the Planning Division website ~~and to the City Council member in whose district the homeless resource center or homeless shelter is located~~, which includes the following information:
 - (A) List of individuals who have participated in the community coordinating group meetings;
 - (B) A summary of each community coordinating group meeting;
 - (C) A summary of complaints received from the community by the operator of the homeless resource center or homeless shelter; and
 - (D) An explanation of how complaints have been addressed/resolved.
- b. A complaint response community relations program that includes strategies and methods designed to maintain the premises in a clean and orderly condition, minimize potential conflicts with the owners/operators and uses of neighboring property, and prohibit unlawful behavior by occupants of the homeless resource center or homeless shelter on the site or adjacent public right-of-way.
- c. A provision requiring a representative of the homeless resource center or homeless shelter to meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding operation of the center;
- d. A requirement for provision requiring continuous on-site security ~~and emergency services~~, which includes professional security personnel, monitored security cameras, trained emergency responders, and emergency alert systems.
- e. A plan to maintain noise levels in compliance with ~~title 9,~~ chapter 9.28 of this Code;
- f. Design requirements that ensure any areas for client queuing take place strictly within the footprint of principal building and will not occur on any public street or sidewalk an enclosed building;
- g. Designation of a location for smoking tobacco outdoors in conformance with State laws;
- h. A provision stating that any trash ~~strewn~~ on the premises be collected and deposited in a trash receptacle by ~~six o'clock (6:00) A.M.~~ the following day, ~~including any smoking and parking lot areas~~;
- i. A provision stating that portable trash receptacles on the premises be emptied daily and that other receptacles be emptied at a minimum of once per week or as needed.

- j. Designation of an indoor location within the site where emergency services can easily and privately provide necessary services to clients.
- k. Visible signage at all public entrances indicating that firearms are not permitted inside the homeless shelter. A means of detecting firearms at all public entrances and the plan to ensure an individual is physically present at all entrances when the public entrance is in use. A secure storage area for a firearm for clients of the shelter but also clear policies to not collect information on the firearm while in storage at shelter. An abandonment plan if a firearm is left at the shelter for more than 7 days, process to relinquish to a law enforcement agency for disposal.

The owner of property on which a homeless resource center or homeless shelter is located shall ensure that the operator complies with the requirements of this subsection A2.

3. The applicant shall provide applicant shall demonstrate how the building and site plans that have been reviewed by a certified CPTED (Crime Prevention Through Environmental Design) professional credentialed the by the International Crime Prevention Through Environmental Design Association or similar organization. The CPTED professional shall indicate that the plans comply with CPTED principles and be approved by the Salt Lake City Police Department. The police department may recommend modification to the plans to improve the safety of the site to the zoning administrator. The zoning administrator is authorized to allow modifications to the zoning regulations listed in this section in order to improve the safety of the site when the recommended modification is not permitted by the zoning ordinance. Modifications shall be limited to the following:
 - a. Fence height and fence design.
 - b. Landscaping.
 - c. Clear view distances at driveways.
 - d. Design Standards when necessary to provide privacy for the operation of the homeless resource center.

~~is designed to prevent crime based on the following principles. However, the Planning Commission may require modification of the proposed building and site plans if it determines that the plans do not sufficiently address each of these principles:~~

~~a. Natural Surveillance:~~

- ~~(1) The building include windows and doors in sufficient quantities and locations that allow people inside the building to see all exterior areas of the site. If an area of the site is not visible, 24/7 camera monitoring of the exterior areas may be used to comply with this standard;~~
- ~~(2) Lighting is sufficient to illuminate building site, entrances, and access points from public streets and sidewalks to the building;~~
 - ~~(A) Exterior public and private areas shall be illuminated at a minimum rating of one foot candle, and parking lots shall be illuminated at a minimum rating of three (3) foot candles.~~
 - ~~(B) Exterior lighting shall be shielded to control light pollution and prevent glare, and utilize light emitting diodes or metal halide filaments.~~
- ~~(3) Landscaping is arranged on the site in a manner that does not create hidden spaces or block sight lines between the building, public spaces, parking areas and landscaped areas.~~

~~b. Natural Access Control:~~

- ~~(1) Buildings include direct walkways from the public sidewalk to the primary building entrances;~~
- ~~(2) Walkways are provided to guide people from the parking areas to primary building entrances;~~
- ~~(3) Low growing landscape, low walls, curbing, or other means are used to guide pedestrians along walkways;~~
- ~~(4) All walkways are properly illuminated and all illumination on the site is shielded to direct light down and away from neighboring properties;~~
- ~~(5) Building entrances are clearly identified with universally accessible signs.~~

~~c. Territorial Reinforcement:~~

- ~~(1) Landscaped areas along the perimeter of the site, which are not visible from the building or public spaces, shall include mechanisms to restrict access outside daylight hours;~~
- ~~(2) Parking areas are secured outside of daylight hours;~~
- ~~(3) A decorative masonry wall that is a minimum of six feet (6 feet) high shall be provided along all interior side and rear lot lines. The operator may increase the height up to 8 feet to further minimize impacts to adjacent properties. Walls in excess of six feet (6') may be approved by the Planning Commission as a special exception if it determines a taller wall is necessary to mitigate a detrimental impact created by the homeless resource center or homeless shelter;~~
- ~~(4) A fence no taller than three feet (3 feet') high, and does not create a visible barrier, shall be placed near the front property line to mark the transition from public space to private space;~~
- ~~(5) If the zoning district does not require a landscape buffer, the Planning Commission may nevertheless establish appropriate landscape buffering requirements as a condition of approval to mitigate reasonably anticipated detrimental effects of the proposed use.~~

4.d. Maintenance:

- (1) The building and site must be are maintained free from graffiti, litter, garbage, and other items that constitute a nuisance;
- (2) The building must be is maintained in good repair and all property damage is repaired in a timely manner;
- (3) All fencing, walls, paving, walkways and other site features must be are maintained in good repair, and free from obstruction.

5 e. Building And Zoning Compliance: A homeless resource center or homeless shelter shall comply with all applicable building and zoning regulations.

B. Standards for Homeless Resource Centers (Temporary)

- 1. When Allowed: A Homeless Resource Center (temporary) is allowed if the following situations are present in the City:

- a. The existing homeless resource centers and homeless shelters in the city are at full capacity or are likely to be at full capacity due to temperatures dropping below 32 degrees or heat index above 95 degrees Fahrenheit is reasonably expected; and
 - b. The City is required to provide emergency shelter by applicable state laws.
- 2. Location: A homeless resource center (temporary) may be located in existing buildings within the city if:
 - a. The building proposed for a temporary homeless resource center complies with one of the following:
 - i. is located in a zoning district that allows hotels, motels, or multi-family dwellings;
 - ii. is owned by a government entity regardless of underlying zoning; or
 - iii. was constructed as a hotel, motel, or other temporary lodging purpose.
 - b. The site contains permanent or temporary restrooms adequate for the determined occupancy load.
 - c. The building complies with or can comply with applicable building and fire codes deemed necessary by City officials who are qualified to make such a determination.
 - e. The building complies with the spacing requirements in Utah Code 35A-16-502 (11) regulating separation requirements or its successor. The separation requirement in 35A-16-502 (11)(c) is waived upon adoption of this section by the Salt Lake City Council. The requirement in 35A-16-502(11)(c) pertaining to community locations may be waived or reduced by the director of community and neighborhoods department. The director of community and neighborhood department may also waive any future separation requirement that is added to 35A-16-502.
- 3. Security and Operations Plan: The operator of the facility provides the City with a security and operations plan that includes:
 - a. Contact information for a 24 hour property manager who has responsibility for administering the security and operations plan and addressing nuisances or compliance issues required by applicable laws. The contact info must be clearly posted on the site and legible to passers-by.
 - b. A description of the intake process for those that may be using the facility that can occur entirely within the building or on the property in a manner that does not impact public sidewalks.
 - c. Designated smoking areas on the property that are located in areas that comply with applicable laws and are at least 30 feet from a property line.
 - d. A property maintenance plan to ensure that the property is maintained free of litter and any waste.
 - e. A vicinity maintenance plan to ensure that the properties and public space within 660 feet of the property where the facility is located are free from any litter or waste and that requires the facility operator to respond to requests from property owners or occupants of the properties within 660 feet to remove any waste, including sanitization when necessary, that can be attributed to the occupants of the facility.
 - f. Visible signage at all public entrances indicating that firearms are not permitted inside the homeless shelter. A means of detecting firearms at all public entrances and the plan to

- ensure an individual is physically present at all entrances when the public entrance is in use. A secure storage area for a firearm for clients of the shelter but also clear policies to not collect information on the firearm while in storage at shelter. An abandonment plan if a firearm is left at the shelter for more than 7 days, process to relinquish to a law enforcement agency for disposal.
- g. Provisions that address ingress and egress to the site. The Zoning Administrator may require features such as fences to regulate egress and ingress to the site.
- h. A requirement for continuous on-site security which includes professional security personnel, monitored security cameras, trained emergency responders, and emergency alert systems.
4. Limitations. A temporary homeless resource center approved under these regulations may only occupy a site once every four years.
5. Temporary Land Use Regulations: The City Council may approve any temporary homeless resource center utilizing temporary land use approval authority prescribed under current laws.

Changes to 21A.50 Amendments

21A.50.010: PURPOSE STATEMENT:

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy. (Ord. 56-14, 2014)

21A.50.020: AUTHORITY:

The text of this title and the zoning map may be amended by the passage of an ordinance adopted by the city council in accordance with the procedures set forth in this chapter. (Ord. 56-14, 2014)

21A.50.030: INITIATION:

Amendments to the text of this title or to the zoning map may be initiated by filing an application for an amendment addressed to the planning commission. Applications for amendments may be initiated by the mayor, the city council, the planning commission, or the owner of the property included in the application, or the property owner's authorized agent. Applications related to H historic preservation overlay districts or landmark sites or the Homeless Resource Center Overlay shall be initiated as provided in chapter 21A.34 of this title. (Ord. 56-14, 2014)

21A.50.040: PROCEDURE:

An amendment to the text of this title or to the zoning map initiated by any of the methods described in section 21A.50.030 of this chapter shall be processed in accordance with the following procedures:

A. Application: An application shall be made to the zoning administrator on a form or forms provided by the office of the zoning administrator, which shall include at least the following information:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district;
2. Street address and legal description of the property;
3. A complete description of the proposed use of the property where appropriate;

4. Site plans drawn to scale (where applicable); and
5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.

B. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title. Application and noticing fees filed by the city council, planning commission or the mayor shall not be required. Application and noticing fees filed for designation within an H historic preservation overlay district or to establish a character conservation district shall not be required.

C. Determination Of Completeness: Upon receipt of an application for an amendment, the zoning administrator shall make a determination of completeness pursuant to section 21A.10.010, "General Application Procedures", of this title.

D. Staff Report: A staff report evaluating the amendment application shall be prepared by the planning director and shall contain at least the following information:

1. An analysis of any factors to be considered found in this title.
2. A discussion regarding input received from the public.
3. Input from other City Departments or entities who have provided comments related to the proposal.

E. Planning Commission Public Hearing: The planning commission shall schedule and hold a public hearing on the completed application in accordance with the standards and procedures for conduct of the public hearing set forth in chapter 21A.10, "General Application And Public Hearing Procedures", of this title. The following provisions apply for petitions to amend the zoning map that are requesting to applying the homeless resource center overlay district:

1. Zoning Map Amendments to locate the homeless resource center overlay can hold a public hearing with the planning commission during the required 45-day public notification period, as required in Section 2.60.050 of the Salt Lake City Code. No recommendation shall be made by the planning commission during the 45-day notification period.
2. During the 45-day public notification period, the petitioner shall arrange an opportunity for people who are experiencing homelessness to provide input on the proposed location of the homeless resource center overlay district.
3. Notice of the public hearing shall be sent via first class mail to property owners and tenants within 450 feet of the proposed boundaries of the petition to map the homeless resource center overlay.
4. The petition shall be scheduled for a recommendation from the planning commission at the first regularly scheduled commission meeting following the end of the 45-day notification period.

F. Planning Commission Decision: Following the public hearing, the Planning Commission shall recommend approval or denial of the proposed amendment or the approval of some modification of the amendment and shall then submit its recommendation to the City Council.

G. City Council Hearing: The City Council shall schedule and hold a public hearing to consider the proposed amendment in accordance with the standards and procedures for conduct of the public hearing set forth in chapter 21A.10, "General Application And Public Hearing Procedures", of this title.

H. City Council Decision: Following the hearing, the City Council may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment. However, no additional land may be zoned to a different classification than was contained in the public notice, and no land may be rezoned to a less restricted classification, without new notice and hearing. (Ord. 56-14, 2014)

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.

A. In making its decision concerning a proposed text amendment, the City Council should consider the following factors:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

B. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection. (Ord. 56-14, 2014)

21A.50.060 CONSIDERATION OF AMENDMENTS APPLYING THE HOMELESS RESOURCE CENTER OVERLAY ZONING DISTRICT.

- A. Applicability. Any proposal to consider a petition that involves a zoning map amendment to apply the Homeless Resource Center Overlay Zoning District shall be subject to the additional requirements of this section in addition to any other requirement of this Title.
- B. Additional Submittal Requirements. In addition to the application requirements of this Chapter, the following information shall be provided by the person submitting a zoning amendment petition that includes applying the Homeless Resource Center Overlay Zoning District.
 1. A site-Development plans meeting the requirements of chapter 21A.58 and the following additional detail:

- a. The site plans shall include all labels for the function of each room or space, both indoor and outdoor, proposed for the facility.
- b. All information that demonstrates compliance with the requirements in 21A.36.350
2. The maximum total human occupancy the proposed facility is intended to serve.
3. A detailed list of all the anticipated supportive services to be offered on the property, including a description of each service, where the service will be on the property and the square footage of the area designated for each service.
6. Any anticipated funding requests made to the city to operate the facility.

C. Information Provided by the City. After a complete application has been submitted to apply this overlay to property within the boundaries of the city, applicable city departments shall provide the Planning Division with the following information within 30 days:

1. Information regarding the impact to the police department which may include any data that demonstrates the services to existing homeless resources centers located in the city, the estimated cost of providing service by the police department to existing homeless resource centers and the impact that a new homeless resource center has on the ability of the police department to provide services to other parts of the city.
2. Information regarding the impact to the fire department which may include any data that demonstrates the services to existing homeless resources centers located in the city and the estimated cost of providing service by the fire department to existing homeless resource centers and the impact that a new homeless resource center has on the ability of the fire department to provide services to other parts of the city.
3. Information regarding the number of civil enforcement cases associated with existing homeless resource centers, including the types of complaints, and the estimated impact to civil enforcement workloads and ability to provide services to other parts of the city.
4. Information regarding accessibility of the site and its impact on Public Services.
5. The city provides an updated website to provide any and all city departments to contact for various complaints such as graffiti, encampment clean up, enforcement issues, and any other identified city service that may address impacts on the neighborhood from HRCs.
6. Data provided by the State Homeless Management Information System and the SL Valley Coalition to end homelessness regarding similar uses in Salt Lake County, including the total number of facilities, the total number of people who use the facilities, the number of individuals served with overnight tenancy in each facility, the average percentage of occupancy of the facilities, and the number of nights per year that the other facilities are at capacity to the extent that the information is available.
7. Data regarding the total number of beds available to people experiencing homelessness and the estimated number of people currently experiencing homelessness to the extent that the information is available.

D. Additional Factors to Consider: In making a decision regarding a petition to map the Homeless Resource Center Overlay district, the Planning Commission and City Council shall consider the following factors, in addition to those factors identified elsewhere in 21A.50:

1. The anticipated benefits to people experiencing homelessness provided by the facility in the proposed location.
2. The proximity of support services that benefit people who may use the facility and the ability of people to access services from the proposed location. If services are not within walking distance of the proposed facility, consideration of a transportation plan connecting support services to the facility.
3. The ratio of homeless related services provided in Salt Lake City compared to other jurisdictions in Salt Lake County.
4. The anticipated impact to city services, including fire, police, and any other city department that would be involved in providing services to the facility and the impact, if any, to the city providing services in other parts of the city.
5. The proximity to other homeless resource centers.
6. The effectiveness of the security and operations plan provided by the petitioner to address impacts created by the homeless resource center.
7. Equity between different neighborhoods in providing HRCs and other locations of impactful land uses. High impact land uses are those land uses that produce higher levels of pollution than the permitted uses in the underlying zone, land uses that attract crime or produce public nuisances, and land uses that, and land uses that located by a government entity or authorized by a government entity, that is not subject to the land use regulations of the city.
8. Demonstrated compliance with the requirements of 21A.36.350

21A.50.0670: LIMITATION ON AMENDMENTS:

A. No application for an amendment to this title shall be considered by the City Council or the Planning Commission within one year of the withdrawal by the applicant or final decision of the City Council upon a prior application covering substantially the same subject or substantially the same property.

B. In the case of a proposed local historic district or thematic designation per subsection 21A.34.020C of this title, if a local historic district or area proposal fails in accordance with the voting procedures set forth in subsection 21A.34.020C13 of this title, a resident may not initiate the creation of a local historic district, area, or thematic designation that includes more than fifty percent (50%) of the same property as the failed local historic district, area, or thematic designation proposal for four (4) years after the day on which the property owner opinion ballots for the vote were due.

C. This determination shall be made by the Zoning Administrator upon receipt of an application pursuant to section 21A.50.030 of this chapter. This provision shall not restrict the Mayor, the City Council or the Planning Commission from proposing any text amendment or change in the boundaries of any of the districts in this title at any time.

21A.50.080 Development Agreements. The city council may consider applying requirements through an appropriate legal agreement with a petition for a zoning amendment when the council determines that such an agreement is necessary to increase the benefit of the proposed zoning amendment and/or to address potential impacts to city services, surrounding land uses, public safety, and the health of current and future residents, business owners, and visitors to the city. The agreement may modify any applicable requirement of this Title provided the modification was proposed to and considered by the Planning Commission as required for any zoning amendment. Agreements that reduce the

development potential or land uses than what is authorized in the proposed zoning district are not required to be reviewed by the Planning Commission prior to consideration of the agreement.

21A.50.0790: APPEAL OF DECISION:

Any party adversely affected by the decision of the City Council may, within thirty (30) days after such decision, file an appeal to the District Court pursuant to the Municipal Land Use Development and Management Act, section 10-9a-801, of the Utah Code Annotated.

21A.60 List of Terms

Homeless Resource Center (Temporary)

21A.62.040 New and modified definitions

HOMELESS RESOURCE CENTER: A building or portion thereof which contains sleeping facilities for those experiencing homeless and operates year round. The facility may contain related services such as bathing, eating, laundry facilities, housing case management, medical care, and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and/or vocational training as defined in Utah State Code or its successor. An establishment in which co-located supportive services such as sleeping, bathing, eating, laundry facilities, and housing case management is provided on an emergency basis for individuals experiencing homelessness. Additional services may include preparation and distribution of food; medical care and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and vocational training.

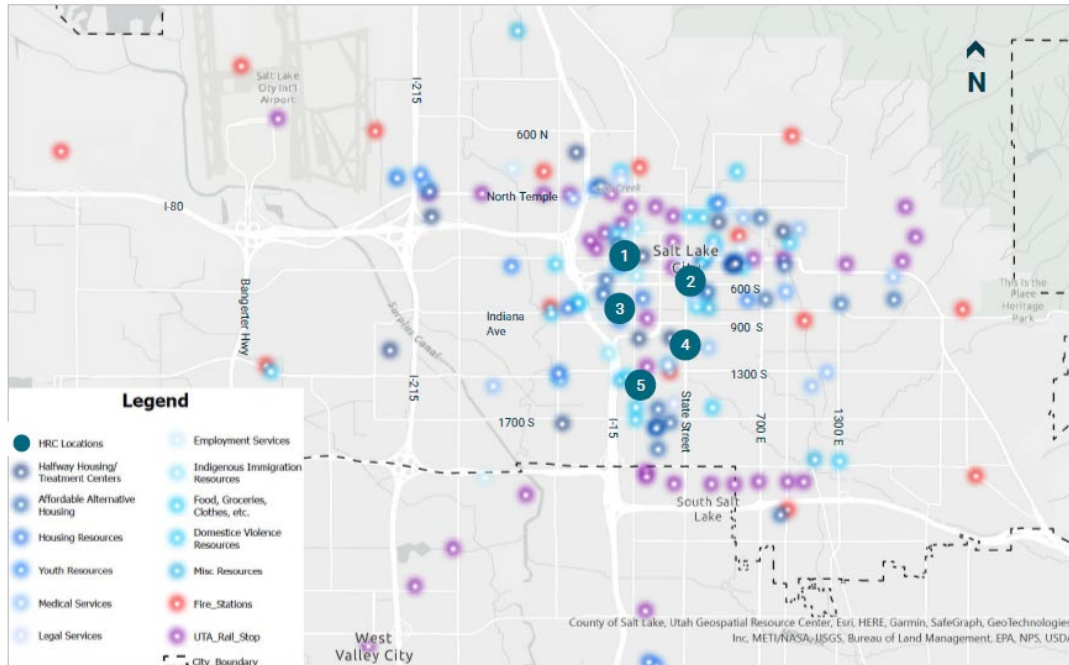
HOMELESS SHELTER: See the definition of Homeless Resource Center. An establishment in which sleeping accommodations are provided on an emergency basis for individuals experiencing homelessness.

Homeless Resource Center (temporary): A building or portion thereof which contains sleeping facilities for no more than 150 people per night experiencing homelessness and operates for no more than 180 consecutive days or a total of 180 days in a calendar year between October 1 and April 30th of the following year. The facility may contain related services such as bathing, eating, laundry facilities, housing case management, medical care, and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and/or vocational training as defined in Utah State Code or its successor.

ATTACHMENT B: Maps

EXISTING HRCs & RESOURCES

This map illustrates the locations of HRC services, as well as existing HRCs.



Rescue Mission of Salt Lake – 463 S 400 W



Geraldine King Women's Shelter 131 E 700 S



VOA Homeless Youth Resource Center – 888 S 400 W



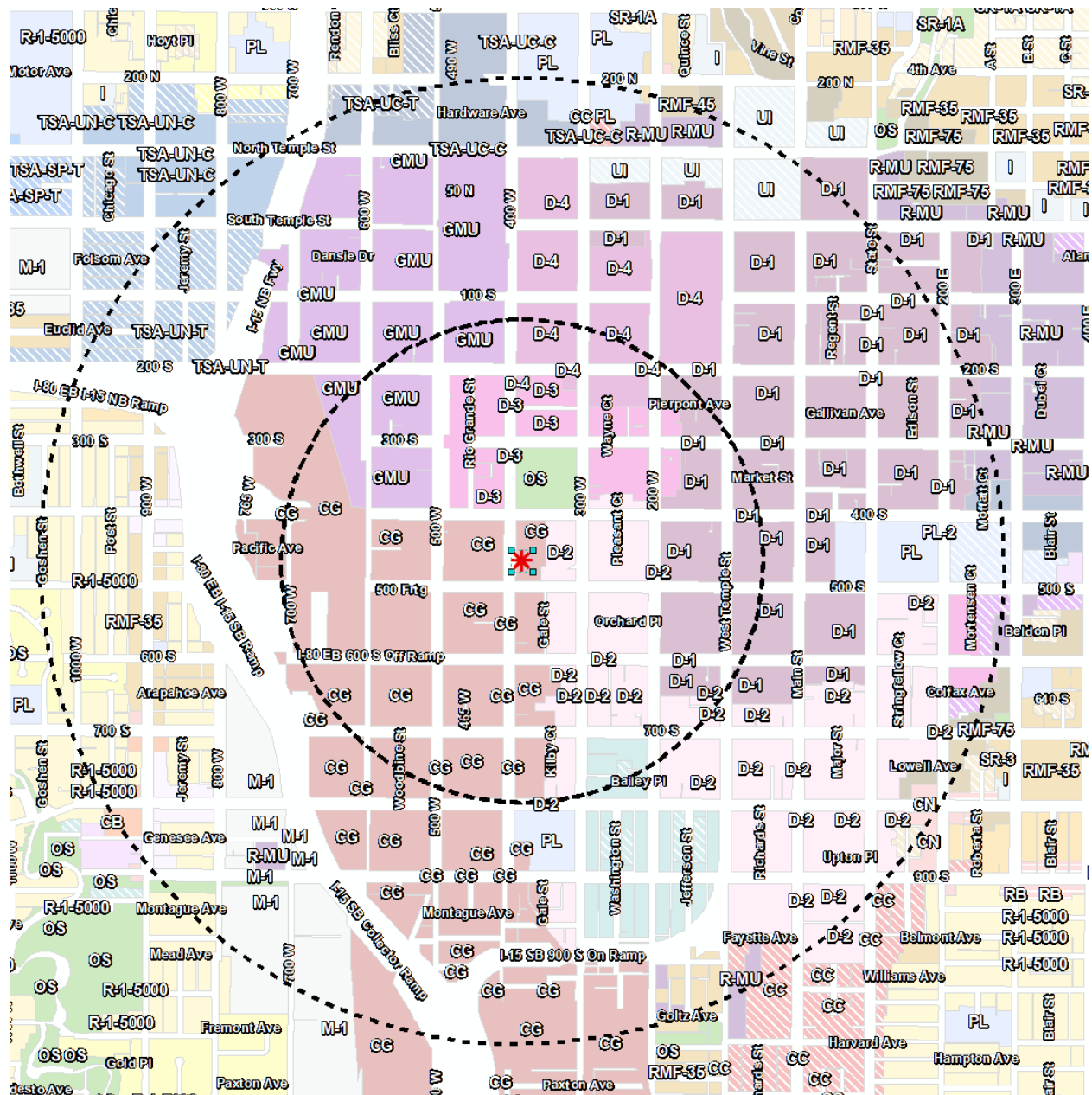
Rescue Mission Women's Center - 1165 S State St



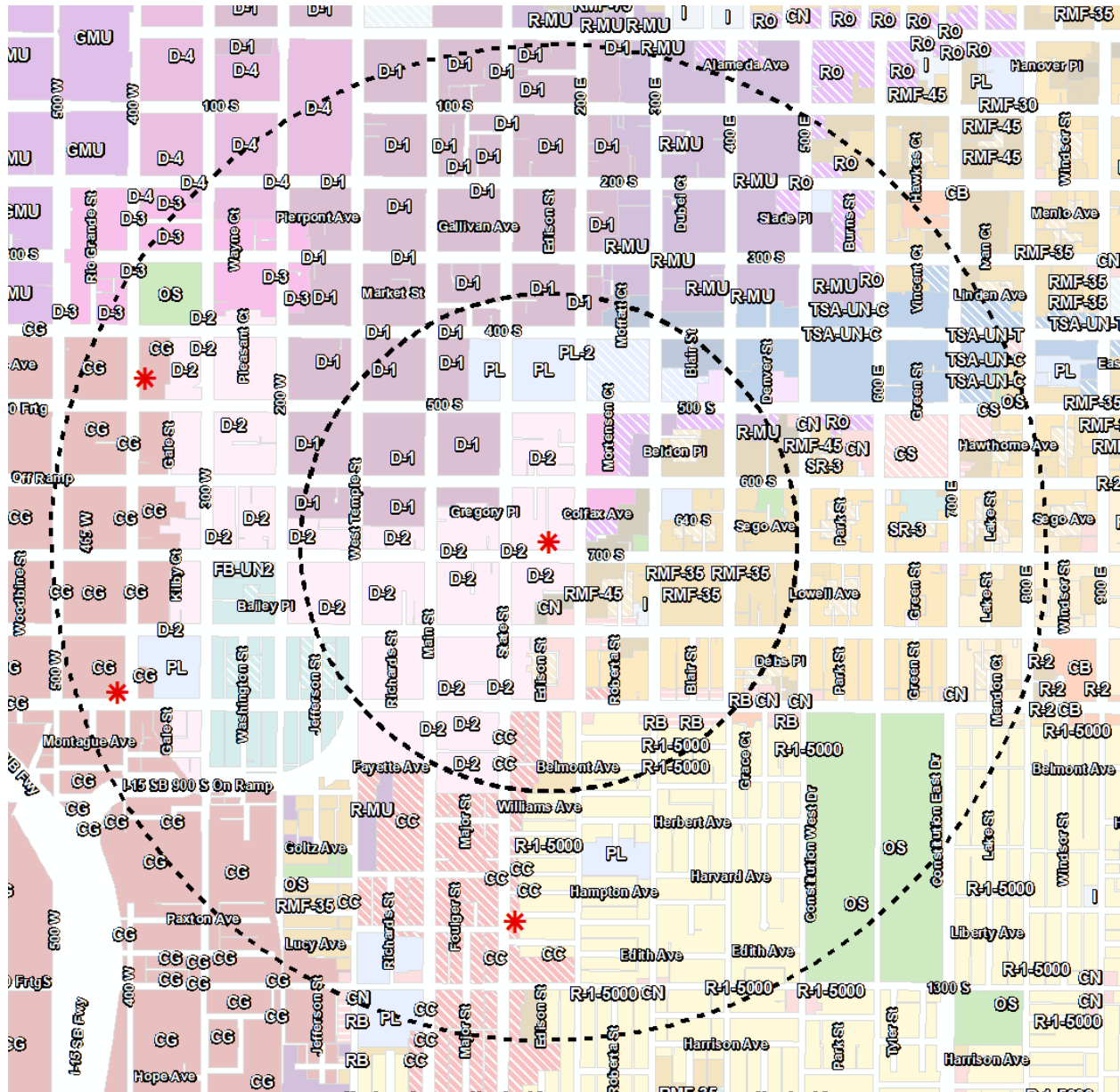
Gail Miller Resource Center - 242 Paramount Ave

The following maps are intended to show the zoning districts where the risk of an increased concentration of HRCs and homeless shelters if the use were to be allowed within the zoning districts within a defined radius of an existing HRC or homeless shelter.

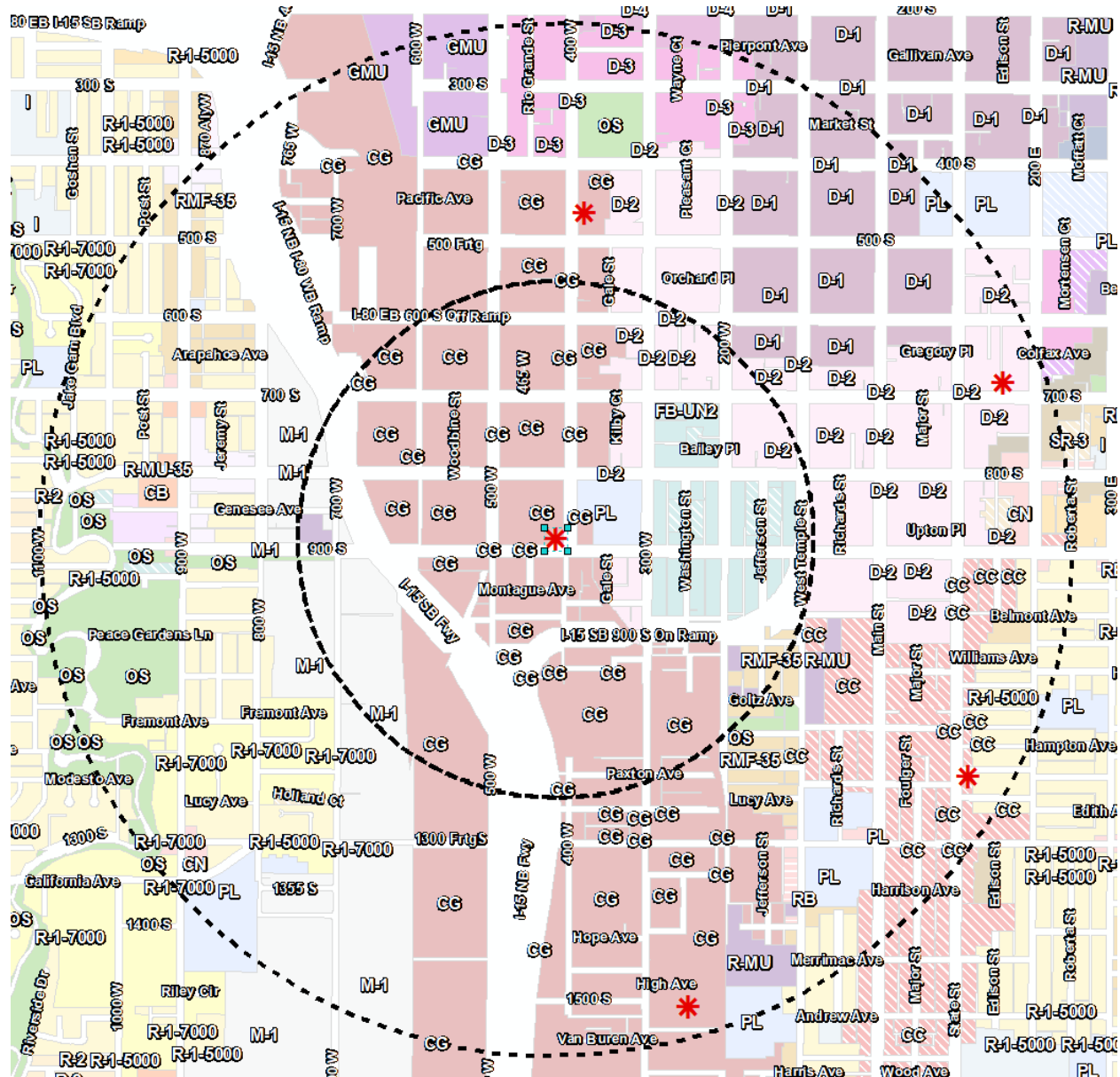
This map shows the zoning districts within a ½ mile and 1 mile radius of the Rescue Mission, located at 463 South 400 West. The purpose is to show the zoning districts Within a ½ mile radius there are CG, D-1, D-2, D-3, D-4, GMU, FB-UN2 and OS zoning districts. The following districts would be added within a one-mile radius: TSA-UNC, TSA-UNT, TSA UC-C, TSA UC-T, RMU-35, RMU, UI, RMF-35, RMF-45, RMF-75, RO, PL, FB-UN1, CB, CC, CN, SR-3, M-1, R-1/5,000, and R-1/7,000.



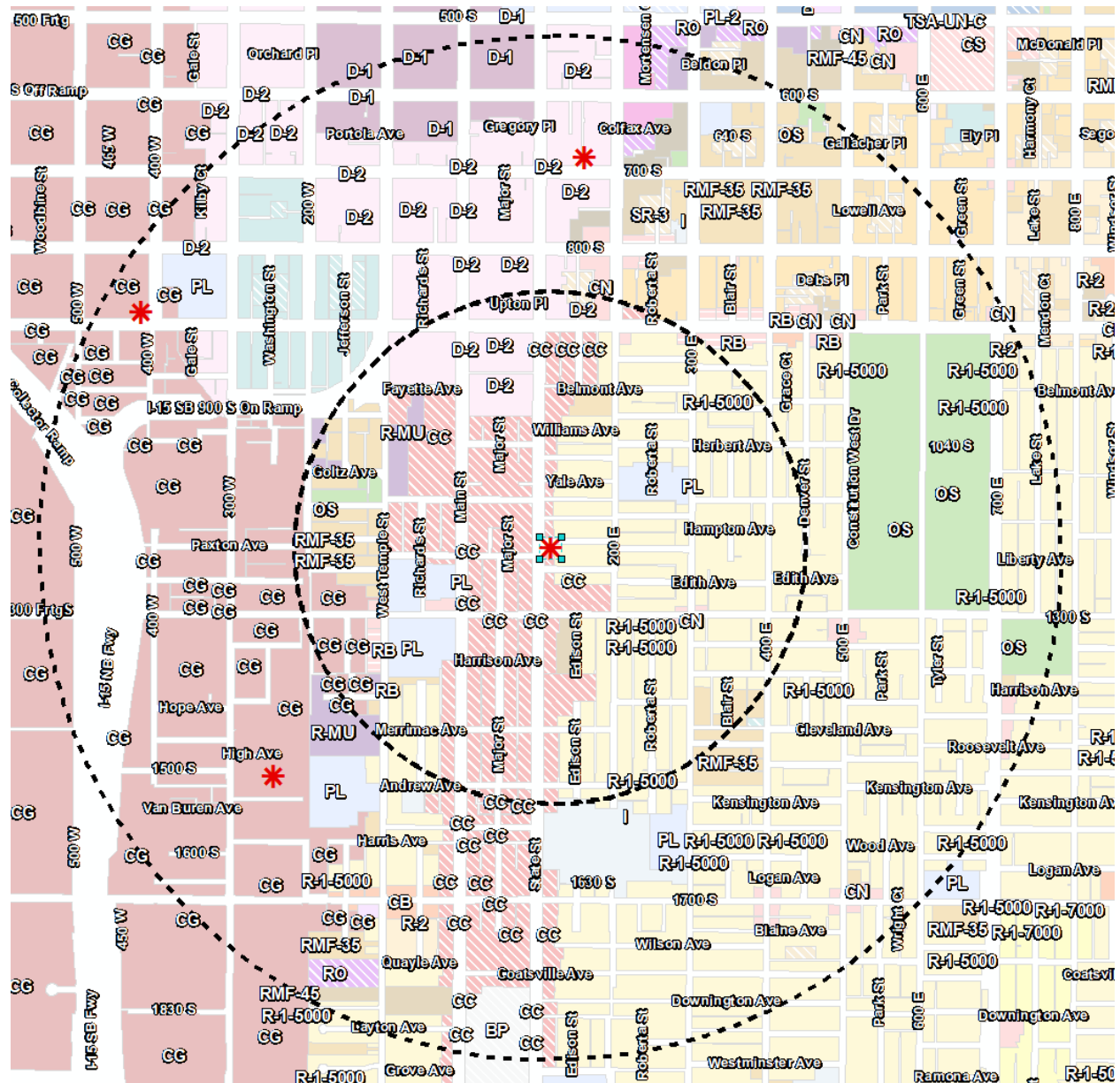
This map shows a ½ and 1 mile buffer around the Geraldine King Women's Shelter located at 131 East 700 South. There are three other shelters within the one-mile radius. Within the ½ mile radius are D-1, D-2, D-3, PL, PL2, TSA-UC-C, TSA-UC-T, RMU, RO, RMU-45, OS, RMF-35, RMF-45, SR3, CN, CC, RB, and R-1/5,000 zoning districts. That list expands to include the following districts when the radius is increased to one mile: CB, CG, CS, D-4, FB-UN1, FB-UN2, TSA-UN-C, TSA-UN-T, RMF-30, OS, R-2



This map shows the ½ mile and 1 mile radius around the VOA Youth Resource Center located at 888 South and 400 West. All of the existing HRCs or homeless shelters are within one mile of this location. The following zoning districts are within ½ mile of the site: CG, D-2, PL, FB-UN1, FB-UN2, RMF-35, RMU, and M-1. The following additional zoning districts are within one mile of the site: R-1/5,000, R-1/7,000, OS, CB, CN, RB, PL, RMF-35, RMU-35, RMU-45, GMU, D-1, D-3., RMF-45, RMF-75, and SR-3,



The Rescue Mission operates a women's center located at 1165 South State Street. This is a relatively small shelter. There are three other HRCs or shelters within one mile of the site. The following zoning districts are located within ½ mile of this location: R-1/5,000, PL, CC, CG, CN, RMF-35, RMF-45, RB, RMU, D-2, and SR-3. The following additional zoning districts are found within a one mile radius: OS, CB, RMF-30, RMF-35, RMF-75, RO, D-1, D-3, FB-UN1, FB-UN2, I, and R-2.



ATTACHMENT C: Zoning Text Amendment Factors

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning text, the City Council should consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

This factor is discussed under the key considerations section beginning on page 2 of this report.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

21A.02.030 Purpose and Intent: The zoning code lists multiple purposes and intents for having zoning regulations:

The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the Municipal Land Use Development and Management Act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- A. Lessen congestion in the streets or roads;
- B. Secure safety from fire and other dangers;
- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;
- F. Secure economy in governmental expenditures;
- G. Foster the City's industrial, business and residential development; and
- H. Protect the environment.

The purpose of the zoning code is stated in the first sentence. This proposal is directly related to promoting the health, safety, and welfare of current and future residents by providing an approach to determining the need and location of future homeless resource centers that balances the need for emergency shelter with the safety of those that need emergency shelter and the neighborhoods that host emergency shelters. There is no denying that homelessness has broad impacts, most of which cannot be addressed or even mitigated by zoning regulations. The need for social services related to homelessness is a shared responsibility of governments at the federal, state, and local level, non-profit service providers, and the general population of the city and requires a complex, multi-faceted approach that includes emergency shelter, access to health care, social service support, and access to daily needs. The role of zoning is to ensure that the necessary services are authorized and not prohibited by zoning regulations. This proposal provides an avenue for future homeless resource centers that will require some advanced planning to secure a location and a public process to identify access to resources for those that need emergency shelter and supportive services,

anticipated budget related needs that will be asked of the city, impacts to city services, and impacts to the immediate neighborhood.

21A.50.010 Purpose Statement: the purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

This proposal is consistent with the general purpose of making changes considering changed conditions and changes in public policy related to emergency shelter.

4. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

This proposal includes the creation of an overlay zoning district that would be mapped when future locations of homeless resource centers are identified. The proposal includes adding standards for locating emergency seasonal shelters which authorize the use in the city. The use would be subject to the applicable standards and requirements of any applicable overlay zoning district.

5. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Equity: One of the primary focuses of this proposal was removing inequities in the zoning code related to where homeless resource centers are in the city. This process allows the planning commission and city council to consider the proximity of future HRCs to determine if there is a detrimental concentration of the use in some parts of the city. This process can address this more completely than a conditional use. This is because the areas where existing HRCs are located also contain a greater variety of zoning districts, meaning that a future HRC could still end up relatively close to an existing HRC or similar land use. The conditional use standards would be unlikely to be able to prevent a concentration.

There is a legitimate concern with the length of time that a zoning map amendment takes in Salt Lake City. To help address that, this proposal includes time specific review and processing requirements to streamline the process through the planning commission. Similar time constraints could be proposed for the city council process, but that is up to the council to consider that. The planning commission could recommend that the proposal include time specific processing requirements. This doesn't shorten any required public input period, but does allow certain activities to occur, such as public hearing, within the required 45-day public input period and requires the scheduling of a decision with the planning commission at the first available public hearing after the end of the 45-day input period. This is discussed in greater detail under Consideration 4 starting on page 10 of this staff report.

There has been some input about creating separate regulations for HRCs that house families, women, and men with the thought that shelters for families and women are less impactful. However, zoning regulations cannot create separate standards for a land use that is based on the gender or family make-up of people who may need the services offered by an HRC or homeless shelter.

Growth: The city and the community should anticipate that future HRCs are going to be needed. There really isn't a best practice when it comes to zoning for homeless shelters. As discussed in the presentation to the Planning Commission on November 9th, larger cities in the intermountain west mostly use a conditional use approach similar to how SLC has traditionally regulated the use. In 2021, Denver adopted a different approach by classifying shelters as a "residential care" type of land use along with various residential treatment type of facilities and allowing those uses in different zones based on size. That approach was not only about homeless shelters but was a broader look at similar types of uses. A report published by Denver earlier in 2022 indicates that there is not enough

data about the changes since they were adopted to determine if the changes are producing better results. That report can be found here: https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/other-regulations/group-living/group_living_monitoring_report_2022.pdf

Opportunity: this proposal does provide an opportunity for HRCs to be in parts of the city where the use has not previously been allowed with more specific and focused factors with the city council as the decision maker. While the conditional use process does provide a shorter and more reasonably anticipated outcome, it does not allow for the consideration of as many factors as applying the overlay does. Standards for conditional uses must be objective under state code and must focus on the direct impacts generated by the use. Most of the impacts are not directly generated by HRCs. However, HRCs do become magnets for activities that result in a negative impact. Because these impacts are not necessarily the responsibility of the operator of an HRC to address, the conditional use process is not a great tool to address the impacts.

It is very challenging to find a way to regulate this land use in a way that expands the access to emergency shelter without considering the broader scope of the impacts. However, as discussed under the options section beginning on page 7 of this report, the commission can modify the proposal under the premise of expanding opportunity of access to emergency shelter.

ATTACHMENT D: Public Input Summary

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

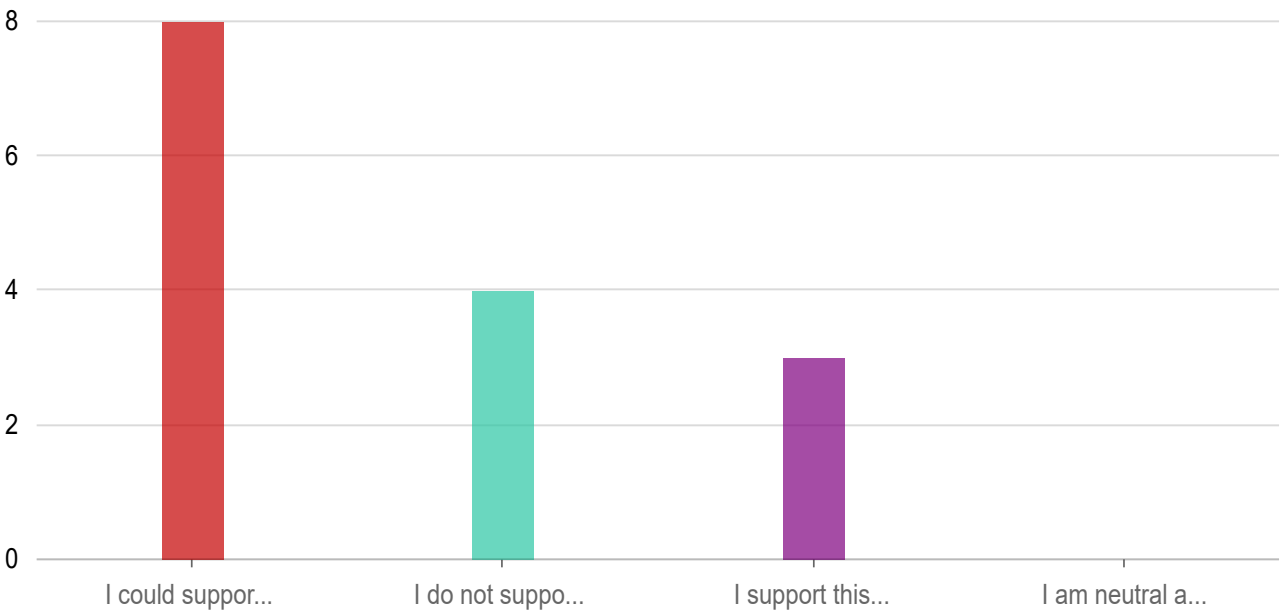
- June 16, 2022 – Focus group: community council chairs.
- July 5, 2022 – Focus group: advocates for people experiencing homelessness .
- July 6, 2022 – Focus group: service providers
- July 25, 2022 – Focus group: business community.
- July and August: Allison Dupler (Homeless Strategies and Outreach Coordinator in Mayor’s Office) met with people experiencing homelessness at both HRCs, the Rescue Mission, and Nomad Alliance supply drive. A total of 68 people (54 sheltered, 14 unsheltered) provided input.
- Facebook Live Event: November 1, 2022
- Open House: November 10, 2022
- Online Open House: from October 15 through November 30th. The required 45-day public input period was noticed on October 14th and ended on November 30, 2022.

Public Input:

The input received from the above events were provided in the November 9th staff report (linked on page 9) and is discussed under [Consideration 4](#) of this report. In addition, the summary of the online survey that was part of the online open house starts on the next page.

HRC Comments

How do you feel about this proposal?



Answers	Count	Percentage
I could support this proposal with some changes	8	47.06%
I do not support this proposal	4	23.53%
I support this proposal	3	17.65%
I am neutral about this proposal	0	0%

Answered: 15 Skipped: 2

Tell us what changes you think would improve this proposal

The word cloud requires at least 20 answers to show.

Response	Count
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Until there is the political will by the State of Utah, Salt Lake City, Salt Lake Co, and surrounding cities & counties to adequately fund existing facilities, fund Medicare expansion, fund REAL affordable housing opportunities, stop criminalizing homelessness, & to address the systemic inequity at the root of homelessness, then no amount of zoning changes or ordinances will do any good. The abject failure of all parties to make meaningful impacts is shameful. Zoning changes are not the answer.

1

The time required for approval is too long. It cannot respond to the needs of the unsheltered residents, the service providers, or the sellers. I do not object to the concept of an overlay. In fact, applying the overlay to existing facilities is a good approach. We need an expedited process for all parties involved, including the existing neighboring businesses and residents.

1

The required notification buffer of 300' is far too small, particularly if not measured by linear distance on roadways. HRC impacts extend far beyond this distance. Please at least include the blocks surrounding the block of the proposed site. Please elevate proximity to existing HRCs to required documentation in the application. Only being "considered" perpetuates placing HRCs near existing services and re-creating the concentration of poverty issues seen around Rio Grande St. now Ballpark.

1

The proposal includes strong language related to the impacts a center will have on city services and resources but as a community we have seen centers also have significant impacts to immediate neighbors/adjacent and more distant private properties/businesses by the population that are not housed by the shelter and during times during the day when the unsheltered are not inside the shelter. The resulting impacts and mitigation to neighbors, business, property, safety concerns, etc. are needed.

1

The location of HRC's depends on the easy availability, and close proximity, of services for persons experiencing homelessness, including (a) access to affordable public transportation, (b) appropriate, non-emergent healthcare, (c) appropriate behavioral and mental health care, (d) appropriate caseworker staff to provide guidance and assistance with housing and employment, and (e) availability of permanent supportive housing. Such services are not now equally distributed throughout SLC.

1

The city is currently placing emphasis on dark skies; while this is necessary it has no place in high crime and high risk areas. Overflow HRCs and permanent Resource Centers both fall into these categories. If the city is serious about supporting residents and businesses, safety must be taken into account. Adding unlit areas is not a safe choice. When residents call to request assistance from non-law enforcement resources, mailboxes are often full. We need more options.

1

The 300' notice requirement is ridiculously small. The impact from any proposed HRC extend much further than this proposed notice radius. The minimum radius for the 45 day noticing for all residents, businesses and property owners should be a minimum of 1/2 mile and arguably even larger.

1

test

1

Safety is an issue. There needs to be more strict compliance by all involved. Safety for people experiencing homelessness and safety for the property owners as well as the general public.	1
If there were some enforcement mechanism CLEARLY STATED in the regulations about what penalties would be assessed if conditions were not abided by. Good intentions are fine, but once a HRC is established and in operation, standards can slip and conditions deteriorate both inside and out. What specific actions will SLC be able to take to mitigate problems?	1
I think the requirements should be 2 miles from an existing shelter. I live in the Ballpark neighborhood and we have felt the impacts of having two homeless shelters right next to each other — the more these are spread out around the city, the better for the surrounding neighborhood.	1
I support a continued moratorium on no more homeless shelters in the City. Moving the shelters did not solve the problem, it only shifted the problem. Unfortunately, if the City believes it has a need to protect the homeless you need to shift them back to an unproductive portion of downtown where people do not live. The City has allowed its core and its West side to be taken over by too many homeless camps.	1
Building a mechanism that would prevent taking advantage of less affluent neighborhoods. North Temple and Fair Park already shoulder too much burden of homelessness. Housing is not a one-size-fits-all situation. Housing for the drug-addicted and mentally ill should be dealt with very differently. That type of housing should be deterred from proximity to schools, recreational assets, and neighborhoods. Industrial areas might be a better fit or institutionalize settings.	1
Add requirements to ensure that the HRC's do not attract additional "traffic" by limiting the services available to people not currently residing in the center (i.e. no non-resident food or clothing programs). Other locations can meet these needs without increasing foot traffic into the neighborhoods housing the centers.	1

Answered: 14 Skipped: 3

Comments

The word cloud requires at least 20 answers to show.

Response	Count
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Until people are put first over profits, this city & state will never make any measurable impacts. We keep throwing darts at the board while people die in the streets. You can't fund the existing resource centers, how can we trust this proposed change will make any difference? You cannot be trusted with any of this, that is the one certain thing we have been shown time and again in this community. Selling the soul of our city and our people to the highest bid.	1
test	1
See above. Convenient access to services should be a requirement for the location of any new HRC.	1
Safety	1
Previous proposals referenced the YWCA location on 300 So as the example of the limited impacts a center would have on the neighborhood surrounding a center. This turned out to not be the case. What additional items need to be included to allow new centers to have the same limited impact as this facility including long term funding of the centers ongoing building maintenance, unexpected events such as epidemics, waiting locations and facilities for the unsheltered while they wait to receive	1
Most importantly, if you are proposing a zoning overlay for HRC through a map amendment, it is crucial for the public to know the proposed boundaries of the zoning overlay. This will facilitate informed public comment. Unfortunately, nowhere within the provided materials (which have been saved for future documentation) is this boundary accessible to the general public. This is a clear violation of the AICP code of ethics and if the process is not more transparent ethic charges maybe pursued.	1
It would seem that the whole goal here is to make the new proposals so complex that they can never be implemented, and at the same time to do virtually nothing to help the homeless at all. In my cynicism, it is easy to conclude that the politicians among us are simply doing business as usual -- which means a lot of talking the talk but never walking the walk to take any serious action about the tragedy of homelessness. The homeless have no real political power and no real advocates.	1
Increasing the notification distance is a good faith attempt to engage neighbors. As written, the neighbors on other block faces would be unaware of a proposal. This sets the city up for failure appearing underhanded and not engaging impacted areas early in the process. The impact of homeless services needs to be shared by all SLC (ideally SLCo) residents. An HRC is impossible on the East Side/Sugarhouse/Aves. Those areas need to chip in by a new utility fee that exempts properties near an HRC.	1
If there are new regulations and new shelters to be built, please do not put more in Ballpark. It's untenable the impact these shelters can have on crime, small businesses, and drug & litter debris. Relatedly, I'm curious how, if it all, this proposed change in regulations would address the shelter-resistant population — a group of individuals who often are the most disruptive to a neighborhood as a result of mental health and severe addiction.	1

I think this is a good balance of accommodating the need for homeless resources and protecting our neighborhoods. The required considerations relating to transportation and services are not unreasonable.

1

I think the more public input the better and if a Zoning Overlay accomplishes that, then it is a good idea. I would hate to see the process turn into a pro forma approval process with decisions already really made BEFORE the public has a say.

1

I support additional shelters. There should be equity in placement. There needs to be a way for consumers to access care and support. I don't support placing shelters west of the State Complex, or away from service providers.

1

I live on Canyon Road, the road to Memory Grove. There are currently two "shelters" built into the hills side and garbage everywhere from the encampments. New homeless people come on a weekly basis. The problem is drugs, and mental illness, but mostly drug abuse. Our homes and neighborhood experiences stolen items both outside and within garages. When the Road Home on 2nd South closed, the crime moved into the neighborhoods by the new "resource" centers. Reopen the Road Home.

1

I know my comments may sound harsh, but I'm a recovering drug addict who can no longer use the Jordan River trail safely. The drug addicted homeless community has destroyed my recreational space with litter, biohazards, and other disrespectful things. If someone who's worked hard to get to where I am today, I feel very passionate. We cannot enable their behavior. I don't like that. It seems like a one size fits all. Drug addicted and mentally ill need to have a drastically different plan.

1

As a public process, the overlay offers much more than the rubber stamp of a conditional use. The overlay has more opportunities for public comment and a final decision by elected representatives. Those aspects are improvements over the existing process. The amount of time required for the use of an overlay is, however, not workable. If the purpose is to generate ambiguity so that the facilities are established outside Salt Lake, then the mission may have been accomplished.

1

Answered: 15 Skipped: 2

ATTACHMENT E: Department Review Comments

This proposal was reviewed by the following departments. Below are comments provided in response to the draft proposal. Below this list is a summary of the comments provided by City Departments as part of the issue identification phase on this project that occurred in March 2022.

Engineering: No comments provided on the draft proposal.

Zoning: This was performed as part of the review done by the planning division.

Fire: Comments are summarized in the focus group report.

Urban Forestry: No comments provided on the draft proposal.

Sustainability: No comments provided on the draft proposal.

Police:

Planning staff discussed this proposal with members of the Police Department who respond to calls to the homeless resource centers and work on responding to homeless issues. The officers are trained in crime prevention through environmental design principles. The officers recommended that the CPTED section of the code be removed and replaced with a requirement that the plans be reviewed by a CPTED certified professional and ultimately reviewed by the PD to verify that CPTED principles are included.

The following input was also provided by the Police Department:

Two comments on the PD's part:

1. In 21A.36.350.A.2.d (page 3), it states: "A provision requiring continuous on-site security, which may include professional security personnel and monitored security cameras, trained emergency responders, and emergency alert systems." The PD believes that any HRC should be *required* to have a minimum of professional security personnel and monitored security cameras. HRCs are a massive drain on our resources. Security personnel and monitored security cameras can deter/intervene in many situations that otherwise would result in a call for a PD response. The PD strongly encourages professional security staff and monitored security cameras as a requirement rather than a *may*.
2. 21A.36.350.B.3 (page 6) provides Security and Operations Plans for temporary HRCs. As it is currently written, it does not mention any requirement for security personnel, monitored

security cameras, etc. The PD believes that for a temporary HRC, at a minimum, they should be required to have professional security personnel. It would be preferred to have monitored security cameras, but we understand that temporary shelters may not have that capacity depending on the building used. As with number one, the PD strongly encourages requiring professional security personnel for a temporary HRC for the same reasons.

Thanks for allowing us to provide input. Please feel free to reach out with any questions. -Scott

SCOTT MOURTGOS

Deputy Chief

Public Services: No comments provided on the draft proposal.

Public Utilities: No comments provided on the draft proposal.

Transportations: No comments provided on the draft proposal.

Housing Stability: No comments provided on the draft proposal.

Civil Enforcement: No comments provided on the draft proposal.

Summary of Comments from City Departments

Below is a summary of the comments received from city departments regarding services provided related to homelessness. These comments were provided during group meetings in March 2022.

Police Department (Lamar Ewell and Derek Dimond)	
Impact	Process to Address
<p>Responding to homeless related issues require significant resource need.</p> <ul style="list-style-type: none">• HRCs tend to concentrate calls into those areas.• Often multi-level response calls that involve SLCRD, Fire, social services, health dept.• Based on call priority (priority 1 is most severe, usually violence in progress down to low priority (loitering))	<p>Each of these items would be things to consider when siting a new HRC. A new HRC will need an increase in PD resources. Is there data that shows increasing capacity by adding a new HRC reduces general PD calls responding to homeless related issues? If not, additional resources would likely be needed.</p>

<ul style="list-style-type: none"> • Try to reallocate service for low priority calls, but sometimes the subject of a low priority call doesn't comply so PD must respond, and call cannot be reallocated. • Officer/staff varies throughout the shift, can be up to 12 officers; Proactively try to address camping before an encampment develops. 	Increase in calls and response impact's ability to respond to other calls.
<p>Within the resource centers or within close proximity (1/4 mile)</p> <ul style="list-style-type: none"> • Keep officers allocated to a certain area, usually over time officers. • Geraldine King Center is a priority area, as are Pioneer Park, Rio Grande area, 600 South/400 West area • PD can provide data on service calls to and near the shelter. 	Best addressed as considerations for siting a new HRC. Need to see what kinds of calls make Geraldine King Center a priority area to determine if changes to existing standards would improve these items.

Fire Department (Aaron Lightfoot)	
Impact	Process to Address
Resource centers have a significant impact on calls, most are medical related (substance related, mental health)	<p>Could be considered a factor for siting a new HRC. This may reduce service or increase response times to other parts of the neighborhood.</p> <p>Having a medical room within an HRC may help improve service.</p>
Their response typically includes PD, community health, social workers.	Could be considered a factor for siting a new HRC. This may reduce service or increase response times to other parts of the neighborhood.
They follow up with individuals served to try to help people served stay on their feet.	Could be considered a factor for siting a new HRC.
HRC's strain the station responsible for the area where the centers are.	Best addressed as considerations for siting a new HRC. This may reduce service or increase response times to other parts of the neighborhood.
<p>What they need in future HRCs</p> <ul style="list-style-type: none"> • Medical room to take patients to while treating/caring for them 	Update general requirements for HRC to include these items. Would not apply to existing facilities if they do not already have the space for a medical room because we cannot enforce new zoning regulations retroactively.

<ul style="list-style-type: none"> Security to clear access, halls, etc. so they can get in and out and transport patients as needed. 	Security teams may be able to address access issues in existing facilities, however.
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Public Services (Jorge Chamorro and Damian Choi)	
Impact	Process to Address
<p>Compliance Division: On street parking issues around shelters.</p> <ul style="list-style-type: none"> Not just RVs, also smaller cars. There are not places to park or store vehicles Cannot impound a car that someone is occupying. Use 48-hour parking ordinance and coordinate with Michelle Hoon Work with Nick Kryger to see data 	<p>Off street parking areas may be something to consider as part of siting a new HRC and could be added to the existing regulations but would not likely be able to enforce with existing HRCs because it would require physical space and improvements to the property and this type of regulation cannot be applied retroactively.</p>
<p>Streets</p> <ul style="list-style-type: none"> Snow removal: priority routes include access to resource centers; not sure if temporary/season shelters are on the priority list but can check. 	<p>Could be considered a factor for siting a new HRC. This may reduce service or increase response times to other parts of the neighborhood.</p>

Community and Neighborhoods (Michelle Hoon, Antonio Padilla)	
Impact	Process to Address
<p>Housing Stability: team exists to mitigate impacts of HRCs.</p> <ul style="list-style-type: none"> Perception: some neighborhoods already have the issues that people attribute to HRCs, but HRCs do spotlight or bring to light those issues. Illegal camping/trash build up near shelters. Some of the people responsible are clients from the shelters, but some from the unsheltered. 	<p>Need data to verify perceptions and realities. Check with PD and Nick Kryger.</p> <p>Trash pick up is required on site and in front of existing HRCs, should be a factor for future siting as well as addressed in regulations. HRC should only be responsible for trash pick up that is created by their use. What is the right distance from an HRC to require this? Can the operations plan be updated to address this?</p>

<ul style="list-style-type: none"> • HRCs are a draw for some nefarious activities. Work with PD to create priority response areas for those areas with higher levels. • Impacts need to be separate between those created by HRCs and those created by unsheltered • Encampments near an HRC do block access both physically and psychologically be discouraging those to enter the shelter. That may be able to be addressed though the CU/approval process. 	<p>Creating priority response areas will increase PD resource need and should be considered when siting future HRC.</p> <p>Can spaces in front of and near HRCs be redesigned to remove barriers to access created by encampments, is the answer more security? This should be addressed as part of regulations.</p>
<p>Enforcement (Antonio Padilla)</p> <ul style="list-style-type: none"> • Mostly vacant and boarded buildings and people inhabiting these buildings. About 160 buildings. Some are near shelters. • Inspect buildings monthly. First year of boarding the fee is about \$850. Every year beyond one the fee goes up to \$1450. • People break into boarded buildings more frequently near HRCs • Park strips: property owners required to maintain, so any issues like encampments and clean up there are issues with the owner being responsible, but not being able to keep people off the park strips. • Other complaints lodged: personal property damage (landscaping, fences) • Vacant property has similar issues as boarded buildings with people trespassing. A process exists for owner to provide an affidavit to give PD the ability to enforce trespassing without further having to involve the PD. • vacant buildings are an attractive nuisance and some attract camps 	<p>Vacant and boarded buildings are probably outside the scope of this project, but the city could consider changes, including</p> <ul style="list-style-type: none"> • Increasing requirements for securing the buildings to make it more difficult to break-in, more frequent inspections of boarded buildings and increased fees to cover, requiring protecting the roof. <p>Park strips at HRCs should be addressed through regulations.</p> <p>Property damage is not likely something that could be controlled or regulated through zoning but may be a factor as part of PD resource need for siting a new HRC.</p> <p>Vacant properties are outside the scope of this project but may be addressed similarly to boarded buildings with more stringent security requirements and more frequent inspections.</p> <p>Vacant Buildings are outside the scope of this project but would be similar to boarded buildings.</p>

Economic Development (Roberta Reichgelt)	
Impact	Process to Address
<ul style="list-style-type: none"> Initially hired a consultant to help with mitigation when HRCs first opened. Issues they hear about are not from the shelters, but from the unsheltered. Related calls are citywide, not just around the shelters. Created a one pager list of resources available for businesses that has cut down on a lot of calls. 	<p>Impact mitigation should be a factor for siting future HRCs.</p> <p>Other impacts are not something that can be addressed through zoning.</p>

Parks and Public Lands (Kristen Riker)	
Impact	Process to Address
<ul style="list-style-type: none"> Impact is more from unsheltered vs those who use the shelters More people are in the parks during the day as they leave the shelters, then return at night. Parks near services or resource centers such as Tauffer and Pioneer Parks are most impacted. Nighttime parks see different impacts: camping (mostly in pavilions), fires (in fire pits and outside of fire pits) damage to anything wood in the parks (including trees); damage to sprinklers Close and lock bathrooms every night. The presence of people with people experiencing mental health issues discourages others from using the parks. 	<p>Impact mitigation should be a factor for siting future HRCs.</p> <p>May want to consider updating regulations to provide more adequate outdoor space for future resource centers.</p>