



#### CITY COUNCIL

##### MEMBERS:

LEANNE HUFF  
COREY THOMAS  
SHARLA BYNUM  
NICK MITCHELL  
PAUL SANCHEZ  
NATALIE PINKNEY  
CLARISSA WILLIAMS

ARIEL ANDRUS  
CITY RECORDER  
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SSLC.GOV

## South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, September 11, 2024** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **5:30 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Council Chair Bynum

#### Matters for Discussion:

- |                                                                                      |                      |
|--------------------------------------------------------------------------------------|----------------------|
| 1. 3900 South Shared Path Use                                                        | Sharen Hauri         |
| 2. Shelter the Homeless Application Overview:<br>Zone Change and Ordinance Amendment | Jonathan Weidenhamer |

#### Adjourn

Posted September 6, 2024

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email [connect@sslc.gov](mailto:connect@sslc.gov)

**COUNCIL MEETING** Wednesday September 11, 2024  
5:30 p.m.

**CITY OFFICES** 220 East Morris Avenue  
South Salt Lake, Utah 84115

**PRESIDING:** Council Chair Sharla Bynum

**CONDUCTING:** Council Chair Sharla Bynum

**COUNCIL MEMBERS PRESENT:**  
Sharla Bynum, LeAnne Huff, Corey Thomas, Nick Mitchell,  
Paul Sanchez (Zoom), Clarissa Williams, and Natalie Pinkney

**COUNCIL MEMBERS EXCUSED:**  
None

**STAFF PRESENT:**  
Mayor Cherie Wood  
Josh Collins, City Attorney  
Jared Christensen, Deputy Fire Chief  
Jonathan Weidenhamer, Community & Economic Development Director  
Ariel Andrus, City Recorder  
Sara Ramirez, Deputy City Recorder  
Jen Hill, Executive Assistant  
Eliza Ungricht, Deputy Community Development Director  
Carson Aprato, Policer Officer  
Spencer Redden, Police Officer

### 1. 3900 South Shared Path Use

Current efforts include an environmental study that's being done as part of the design work, and an allocation of \$10 million dollars in funding by the Utah Trail Network (UTN) for part 1 of the project that's being administered by UDOT. The project is anticipated to start construction in 2026.

**They have utilized public engagement tools like QR Codes, attending Public Meetings, social media, and attending community events to get feedback. They collected 220 responses from all three cities that showed how people said they would use the path, with the highest responses including bicycling, walking, and dog walking.**

South Salt Lake's segment goes from the Jordan River to West Temple and will be able to have shared use paths on both sides of 3900 South. Travel lanes heading East and West would be slightly narrowed down to 11 feet, and a 12-foot two way left turn lane, adding that this meets the minimum requirements. The existing curb and gutter would be moved inward to accommodate the shared use space.

UTN is only funding the first segment of the project, which is South Salt Lake's segment, that is just over \$12 million dollars. They would be looking at ways to cut out some of the path and optimize the full \$10 million received in funding to construct the entire segment. Bids would begin at the end of next year and construction to begin in 2026.

Council Member Williams asked if there would be adequate lighting in the shared path by 700 West.

Ms. Tomten said that there would be and recognized lighting as an important factor for safety.

Council Member Pinkney asked for clarification on the cost and if there would be any to the City.

Ms. Tomten said that \$10 million in funding has been allocated and while the pre-estimate costs show around \$12 million for the City's portion of the path, they are not in final designs yet and will work to narrow it down or may potentially ask the City if they can contribute towards the difference.

More information and updates are to come on the matter.

A copy of the presentation is attached and incorporated by this reference.

- 2. Shelter the Homeless Application Overview: Zone Change and Ordinance Amendment**  
Consultant, Alex Halleck, gave an overview of the project, spoke about which City Council and Planning Commission Meetings have taken place so far, and went over the Entitlement Path that outlines the formal action that will be needed from both the Council and the Planning Commission as the project moves forward.

Ms. Halleck gave a summary of the project, that involves transforming the 52,795 square-foot former Motel 6 on 315 West and 3300 South into a Family Interim Non-Congregate Children Housing Facility. The proposal was first introduced to the City Council and Planning Commission in a joint Special Meeting on August 21, 2024.

Since then, the Planning Commission has reviewed the petitions for an Ordinance Amendment and a zone change.

The Entitlement Path has six steps that include a petition for a zone change, an Ordinance amendment, both being actions that have final action by the Council; and an application for a Subdivision Plat, Conditional Use Permit, Building Permit, and a Certificate of Occupancy, all actions that are overseen by the Planning Commission.

Steps 1 and 2, that require Council action and approval, would propose a zone change from Transit Oriented Development to Family Interim Non-Congregate Children Housing Facility

(FINCH), as well as an Ordinance Amendment to Title 17.01.010 to update definitions, adopt Title 17.03.270 for a new FINCH land use district, and amend Title 17.05.040 to include additional regulations for conditional uses with specific standards related to homeless shelters. If approved by the Council, steps 3-6 will be overseen by the Community Development staff, the Planning Commission, and deal mostly with civil engineering requirements and oversight that include things like right of way dedications, drainage, paving, vehicular drive approaches, street lighting, powerlines, sidewalks, landscaping, fire hydrants, etc.

Ms. Halleck noted that this would be a public process, as required by City Code and State law, and would meet all the noticing requirements for upcoming Public Hearings and meetings.

There was a Public Hearing held on September 5<sup>th</sup> by the Planning Commission which forwarded a unanimous positive recommendation of approval to the City Council for the Zoning Map amendment and the Ordinance amendment.

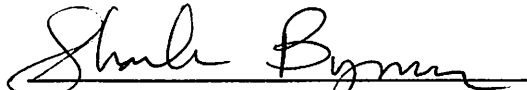
Amongst the discussion and concerns that were voiced were things like mitigation funding, addressing off-site impacts to surrounding property owners, and existing access constraints (vehicular circulation along 3300 South).

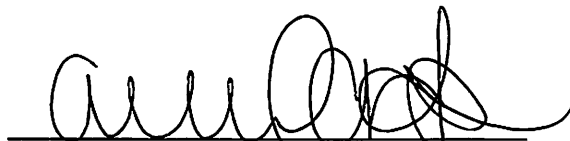
Three individuals gave public comments at the Planning Commission Public Hearing. Two separate adjacent business property owners voiced concerns about off-site impacts (waste, loitering, overflow parking) regarding their business properties. The third individual, who is a Sandy City resident, spoke in support of the proposed facility and said that a family population facility is different than other facilities and doesn't present the same off-site impacts as the other types of facilities do.

Ms. Halleck iterated that this item was for information purposes only and that no action was taken at this meeting.

A copy of the presentation is attached and incorporated by this reference.

The meeting was adjourned at 6:15 p.m.

  
Sharla Bynum, Council Chair

  
Ariel Andrus, City Recorder

11-Sep-24

**\*\*Please sign in for each meeting\*\***  
**CITY COUNCIL - WORK MEETING**  
**LIST OF ATTENDEES**

[illegible]



# 3900 SOUTH SHARED USE PATH





# CURRENT EFFORTS

- Environmental study underway as part of the design work.
- Utah Trail Network (UTN) has allocated \$10M in funding for Segment 1 of the project, administered by UDOT.
- Project anticipated to start construction in 2026.





# PUBLIC ENGAGEMENT

- All Cities (Holladay, Millcreek, South Salt Lake City)
  - A-frames with posters/QR codes to promote project and gather input
  - Public Meeting in Millcreek
  - Corridor canvass to inform adjacent property owners/residents
  - Social media, newsletter updates
  - Stakeholder Advisory Workshop at Holladay
  - Posters on A-frame signs at key locations in the city
  - Outreach and in person survey at Craftoberfest
  - Online survey via website and city social media





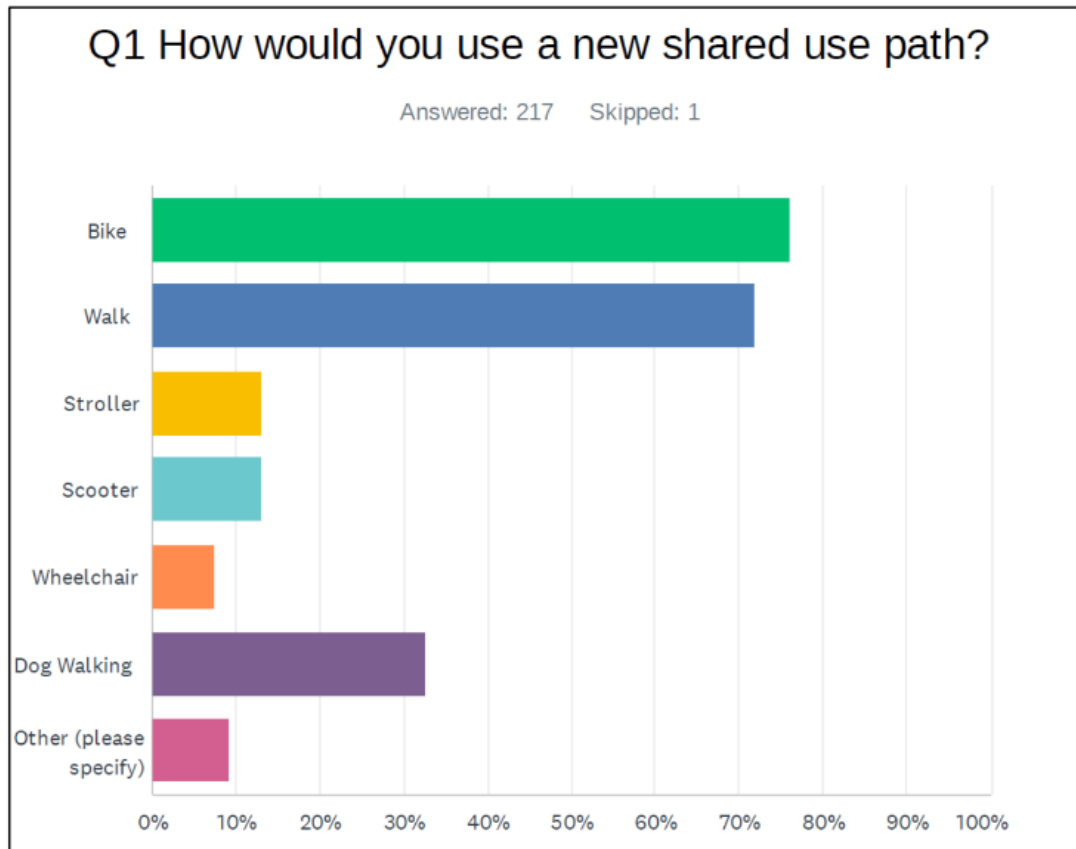
# CRAFTOBERFEST





# SURVEY

- Collected 220 responses from all three cities and including how the path would be used and what improvements would improve safety and comfort.



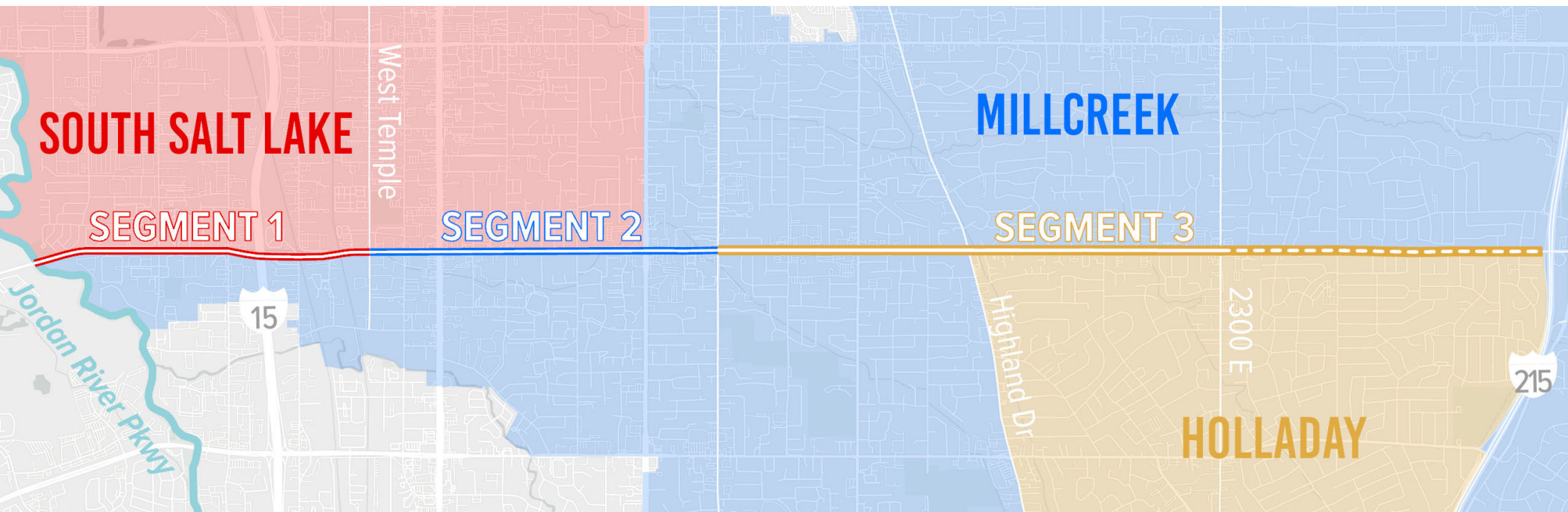


# PUBLIC OPEN HOUSE





# CONCEPT DESIGN AND ESTIMATE



## Slide 7

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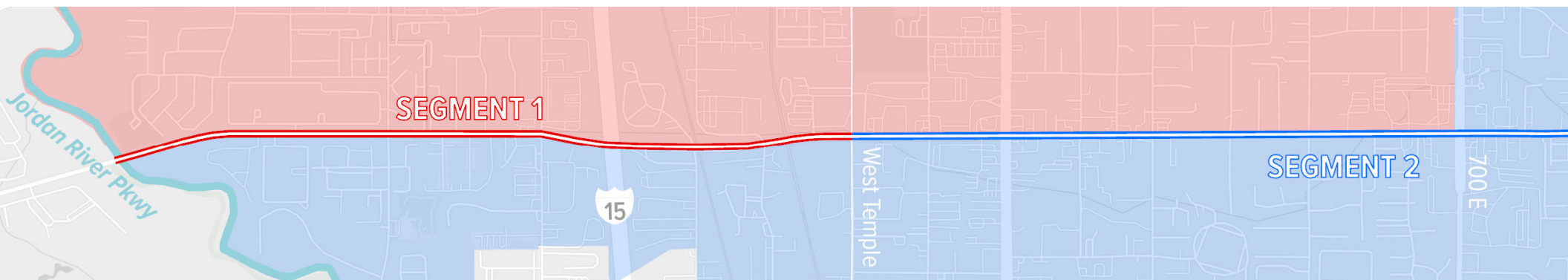
**SA0**

Update segment map with funding segments

Stacey Adams, 2024-07-01T22:12:45.910



# SOUTH SALT LAKE



## Slide 8

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### SA0

Swap with Segment 1 slides. Include that trail will go on existing ROW. Any ROW needed is TCE for tying in driveways and landscaping.

Stacey Adams, 2024-07-01T22:13:15.696

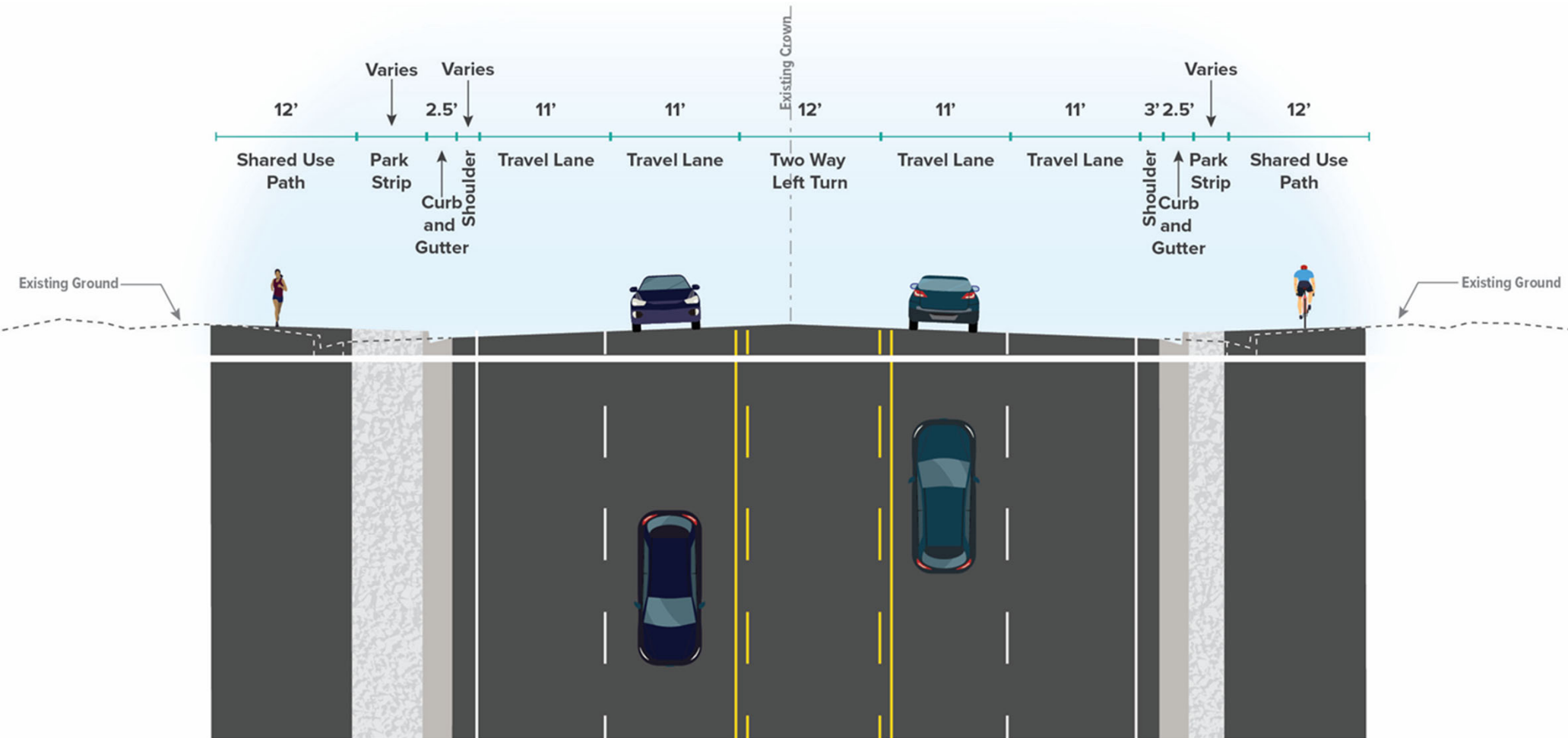








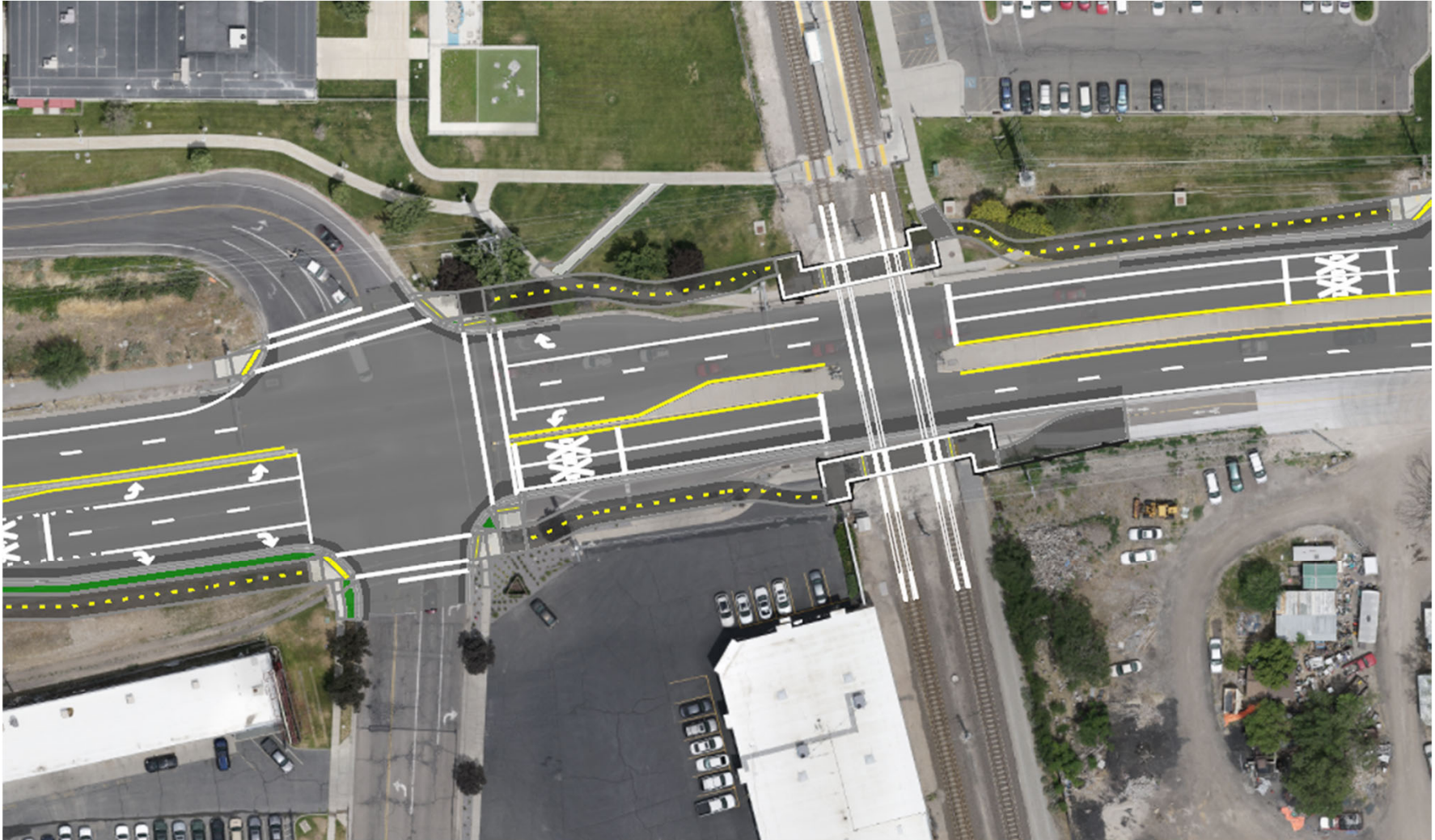
# TYPICAL SECTION



# 700 WEST



# TRAX CROSSING





# ESTIMATE

| Construction Items        | Jordan River to West Temple | West Temple to 900 East | 900 East to 2300 East | TOTAL        | Remarks          |
|---------------------------|-----------------------------|-------------------------|-----------------------|--------------|------------------|
| General                   | \$1,065,900                 | \$441,100               | \$725,300             | \$2,232,300  |                  |
| Roadway                   | \$3,155,985                 | \$1,878,396             | \$3,279,455           | \$8,313,836  |                  |
| Drainage                  | \$774,300                   | \$308,100               | \$603,300             | \$1,685,700  |                  |
| Landscaping               | \$333,270                   | \$96,080                | \$347,440             | \$776,790    |                  |
|                           |                             |                         |                       |              |                  |
| Subtotal                  | \$5,329,455                 | \$2,723,676             | \$4,955,495           | \$13,008,626 |                  |
| Items Not Estimated (30%) | \$1,598,837                 | \$817,103               | \$1,486,649           | \$3,902,589  |                  |
| Construction Subtotal     | \$6,930,000                 | \$3,545,000             | \$6,445,000           | \$16,920,000 |                  |
| Non-Bid Items             |                             |                         |                       |              |                  |
| Right-of-Way              | \$555,819                   | \$1,733,250             | \$2,673,227           | \$4,962,296  |                  |
| P.E. Cost                 | \$1,108,800                 | \$567,200               | \$1,031,200           | \$2,707,200  |                  |
| C.E. Cost                 | \$554,400                   | \$283,600               | \$515,600             | \$1,353,600  |                  |
| Change Order Contingency  | \$693,000                   | \$354,500               | \$644,500             | \$1,692,000  | 10% Construction |
|                           |                             |                         |                       |              |                  |
| Non-Bid Subtotal          | \$2,912,019                 | \$2,938,550             | \$4,864,527           | \$10,715,096 |                  |
| Inflation                 | \$2,165,244                 | \$1,426,381             | \$2,488,096           | \$6,079,721  | 3 Years = 22%    |
| Totals                    | \$12,007,263                | \$7,909,931             | \$13,797,623          | \$33,714,817 |                  |

**\* SUBJECT TO CHANGE**





# FUNDING UPDATE





# ANTICIPATED TIMELINE



## Slide 17

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**SA0**

Contract process for final design and ROW in 2025, construction in 2026.

Stacey Adams, 2024-07-01T22:15:07.492



**QUESTIONS???**



# SHELTER THE HOMELESS, INC.

## PETITION OVERVIEW

315 West 3300 South

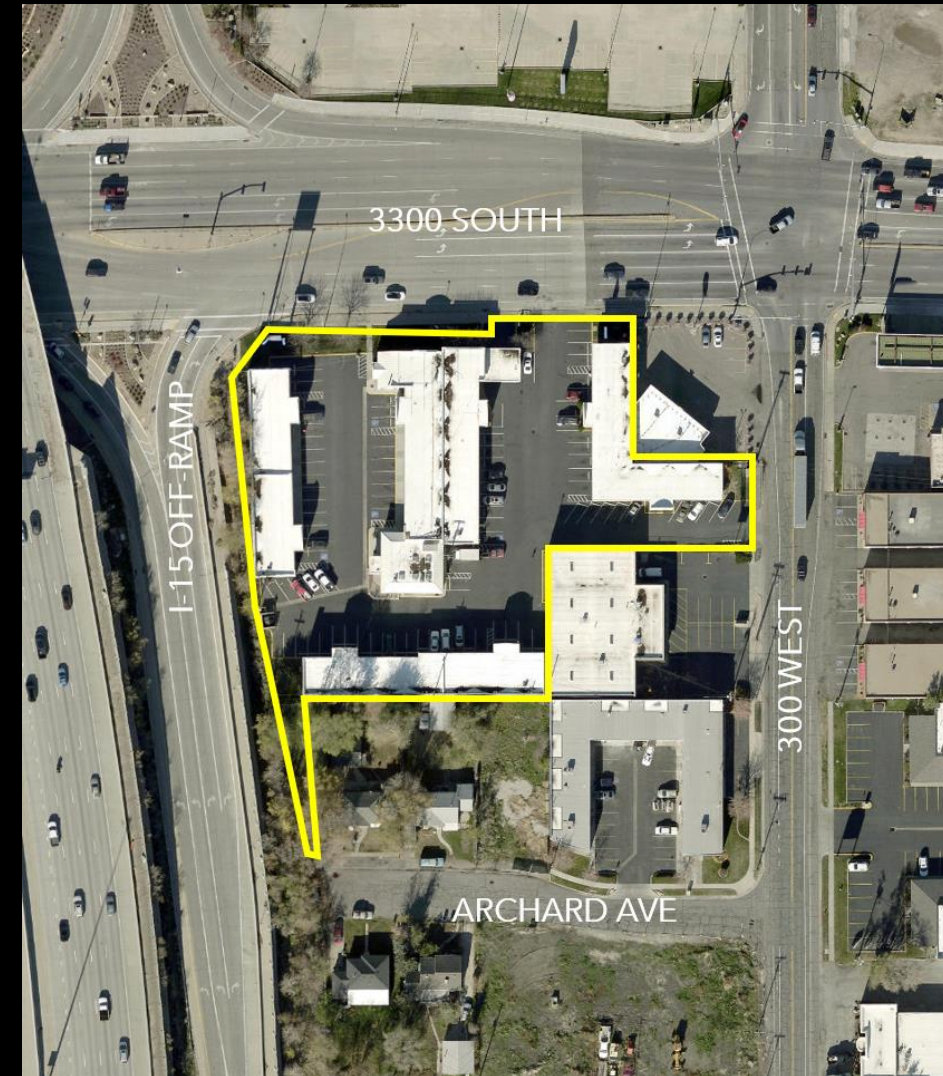
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SSLC City Council– Work Meeting

September 11, 2024

# GENERAL INFORMATION

- Shelter the Homeless, Inc. (STH) is seeking to develop and operate a 52,795 square-foot Family Interim Non-congregate Children Housing Facility (FINCH) on 1.88 acres located at 315 West 3300 South in South Salt Lake City.
- Shelter the Homeless, Inc. currently owns and operates five low-barrier-to-entry homeless shelters within four Cities:
  - Gail Miller Resource Center (SLC)
  - Geraldine E. King Women's Resource Center (SLC)
  - Pamela Atkinson Resource Center (SSL)
  - Midvale Family Resource Center
  - Medically Vulnerable People Program Facility (Sandy)
- Joint Kick Off City Council & Planning Commission Meeting August 21, 2024
- Planning Commission Public Hearings – Ordinance Amendment/Zone Change – September 5, 2024
- Entitlement Path:
  - 1) Petition for a Zone Change
  - 2) Petition for an Ordinance Amendment
  - 3) Application for a Subdivision Plat (Preliminary & Final Plats)
  - 4) Application for a Conditional Use Permit
  - 5) Application for a Building Permit
  - 6) Application for a Certificate of Occupancy



# PROPERTY HISTORY

- 2023 Shelter the Homeless, Inc purchased the subject property.
- The property was originally developed as a motel in unincorporated Salt Lake County.
- In 1998, the motel property was annexed into South Salt Lake City under a state law, which required the City to annex substandard development upon its owner's request.
  - At the time it was operating as a motel, on a non-subdivided metes and bounds parcel.
  - The development was not served by public infrastructure that met South Salt lake City standards.
- Applications & Petitions submitted September 2023 by STH. SSL Deemed complete July 2024.



# EXISTING CONDITIONS

## Current Zoning:

Transit Oriented Development (TOD)

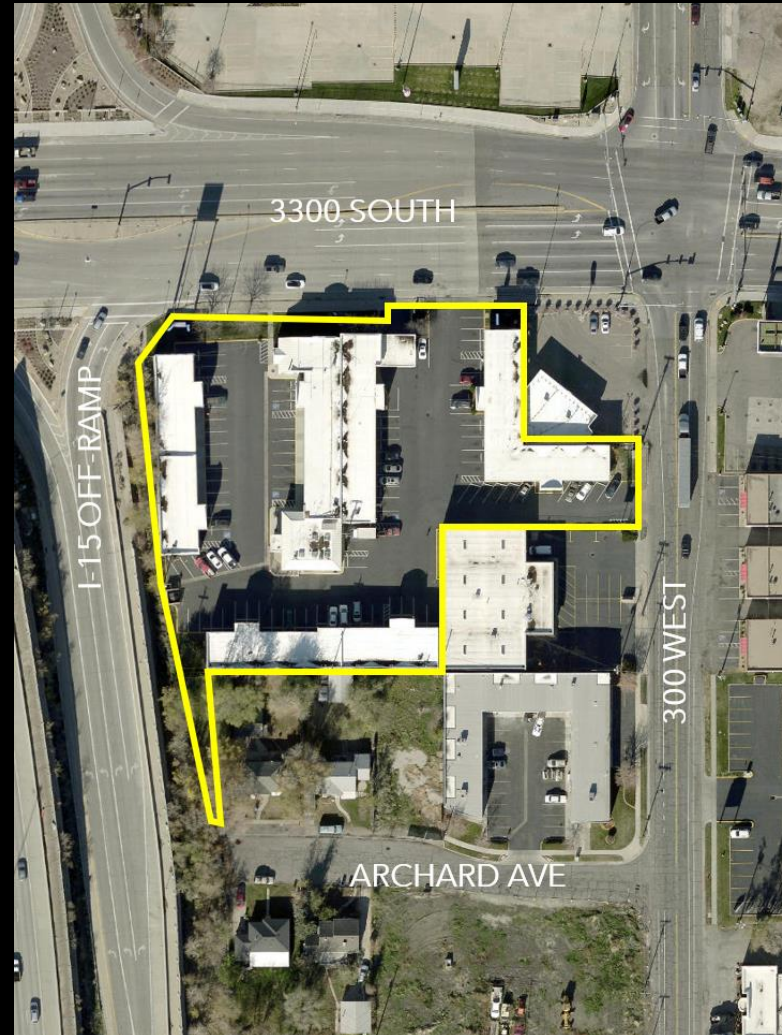
## Surrounding Uses:

North: Office/Retail

South: Warehousing/Retail/SF Residential

East: Office/Retail/Gas Station

West: I-15





**SOUTH  
SALT LAKE**

- Power/Comm.  
— Storm Drain  
— Water  
— Gas  
— Sewer

# ENTITLEMENT STEP 1:

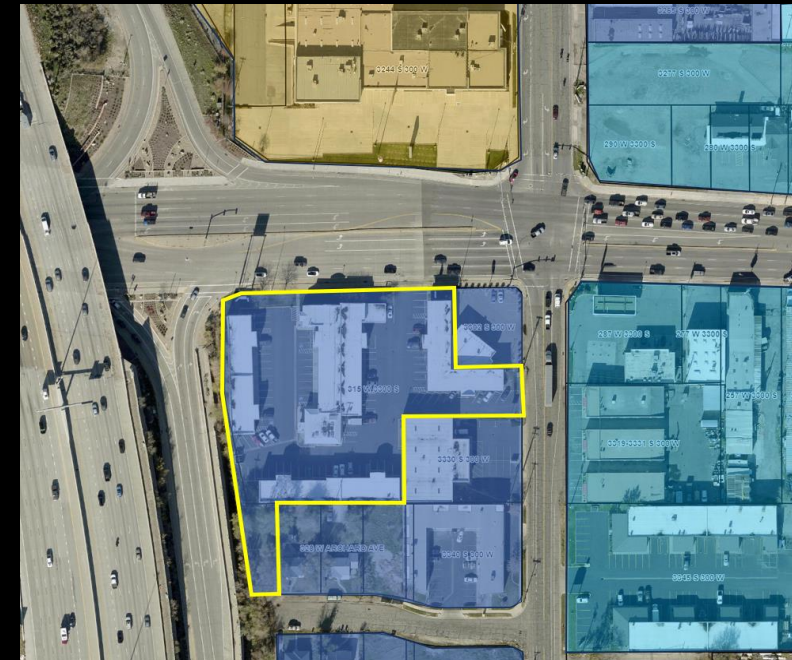
## PETITION FOR A ZONE CHANGE

A petition for a zoning map amendment for the South Salt Lake City Council amending South Salt Lake Municipal Code to amend the South Salt Lake Zoning Map from Transit Oriented Development to Family Interim Non-congregate Children Housing Facility (FINCH) zone for one parcel of land located at 315 West 3300 South.

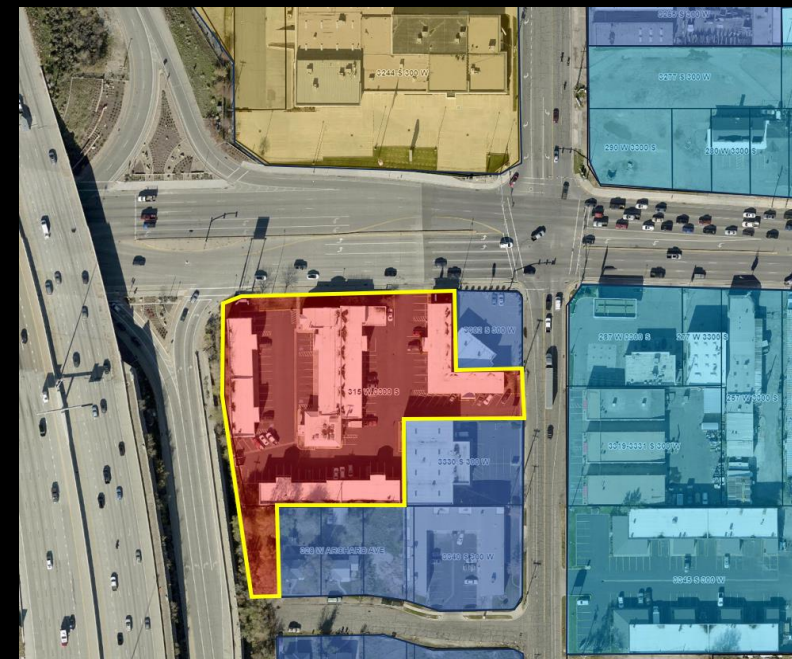
The purpose of the amendments is to allow a new FINCH facility.

The use is defined as a facility that is owned, operated, or contracted for operations by a governmental entity or a charitable, nonprofit organization, which provides free, temporary, non-congregate housing to families – which must include at least one minor child or one young-adult child who is still engaged in the K-12 public school system – who are experiencing homelessness while the parent(s) or guardian(s) obtain work, job skills, or otherwise take steps to stabilize the family's long term housing circumstances.

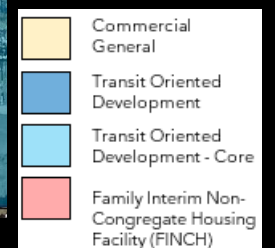
The Transit Oriented Development ("TOD") land use district prohibits new homeless shelters, and all uses that are not specifically listed in the land use matrix.



**Current Zoning:**  
Transit Oriented  
Development (TOD)



**Proposed Zoning:**  
Family Interim Non-  
congregate Children  
Housing Facility  
(FINCH)



# ENTITLEMENT STEP 2:

## PETITION FOR AN ORDINANCE AMENDMENT

A petition for an ordinance of the South Salt Lake City Council amending South Salt Lake City Municipal Code Title 17.01.010 to update definitions, adopting Title 17.03.270 for a new Family Interim Non-congregate Children Housing Facility “FINCH” land use district and amending Title 17.05.040 to include additional regulations for conditional uses with specific standards related to homeless shelters.

### Modifications to 17.01 – Definitions

- New definition for FINCH
  - *The use is defined as a facility that is owned, operated, or contracted for operations by a governmental entity or a charitable, nonprofit organization, which provides free, temporary, non- congregate housing to families – which must include at least one minor child or one young-adult child who is still engaged in the K-12 public school system – who are experiencing homelessness while the parent(s) or guardian(s) obtain work, job skills, or otherwise take steps to stabilize the family’s long term housing circumstances.*
- Code cleanup throughout other definitions removing conflicts with FINCH

# ENTITLEMENT STEP 2: PETITION FOR AN ORDINANCE AMENDMENT



## Modifications to 17.03 – Land Use Districts & Land Use Matrix

- New zone development standards for FINCH District
  - *A FINCH Facility is a Conditional Use in the FINCH Land Use District*
  - *A FINCH Facility is the only Primary Use permitted at the property*
    - *Limits occupancy to existing structures*
    - *85 maximum bedrooms; Total overnight occupancy no more than 400 individuals*
    - *Temporary Length of stay*
    - *Accessory Use: Food Service; Sanitation; Laundry; Office/Programming; Fencing; Parking*
  - *FINCH District Standards*
    - *General Layout: Minimum Area; Minimum Frontage; Minimum Depth; Maximum Height; Setbacks, etc.*
  - *Subdivision Infrastructure:*
    - *Must comply with 17.06 Infrastructure provisions – except - Minimum sidewalk, underground utilities, landscaping, parking demand and parking stall configuration*

# ENTITLEMENT STEP 2: PETITION FOR AN ORDINANCE AMENDMENT

## Modifications to 17.05 – Conditional Use Review

- New conditional use criteria specific to the FINCH
  - *Conduct all operations within enclosed structures*
  - *Serve only registered families who qualify for residency in a FINCH*
  - *Provide 24-hour on-site management*
  - *Provide licensed private security*
  - *Provide, implement and maintain a comprehensive management plan*
  - *Work collaboratively for resources & reimbursement for disproportionate costs*
  - *Provide, implement and maintain security plan*
    - *Weapons, Prohibited Items, Illegal Drug Possession/Use*
    - *Off-Site Crime Prevention*
    - *Waste Management*
    - *Quiet Hours*
    - *Guest Screening & Referral Coordination – Off-Site Rehabilitation, Mental Health, etc.*
    - *Addressing Operational Complaints*
    - *Guest Registry System*
    - *Transition to permanent housing*
    - *Sex Offender Protocol*
    - *Guest Conduct*
    - *Traffic Generation & Parking*
    - *Safety of Children*

# ENTITLEMENT STEP 3:

## APPLICATION FOR A SUBDIVISION PLAT (PRELIMINARY & FINAL PLATS)

A petition for preliminary subdivision plat approval to subdivide one (1) parcel for a Family Interim Non-congregate Children Housing Facility located at 315 West 3300 South.

**SHELTER THE HOMELESS SUBDIVISION**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**3300 SOUTH STREET (PUBLIC ROAD)**  
WIDTH VARIES

**300 WEST STREET (PUBLIC ROAD)**  
66 FOOT WIDE

**ARCHARD AVENUE (PUBLIC ROAD)**

**LOT 1**  
1.00 ACRES  
1.00 ACRES

**INTERSTATE 15 (PUBLIC HIGHWAY) (CONTROLLED ACCESS)**

**BOUNDARY DESCRIPTION**

**OWNER'S DEDICATION**

**COOPERATE ACKNOWLEDGMENT**

**APPROVALS**

**DEVELOPER**  
SHELTER THE HOMELESS  
LAURIE HOPKINS  
801-330-0886  
LOU@SHELTERHOMELESS.UTAH.ORG

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_

**DOMINION ENERGY**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_

**CENTURY LINK**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_

**COMCAST**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_

**SOUTH SALT LAKE FIRE MARSHAL**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_

**SALT LAKE COUNTY SURVEYOR**  
RECORDED BY SURVEY FILE NO. \_\_\_\_  
DATE: \_\_\_\_

**SHELTER THE HOMELESS SUBDIVISION**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH

**SHEET 1 OF 1**

### Compliance with Title 17.10 – Subdivision & Platting

#### - Civil Plans:

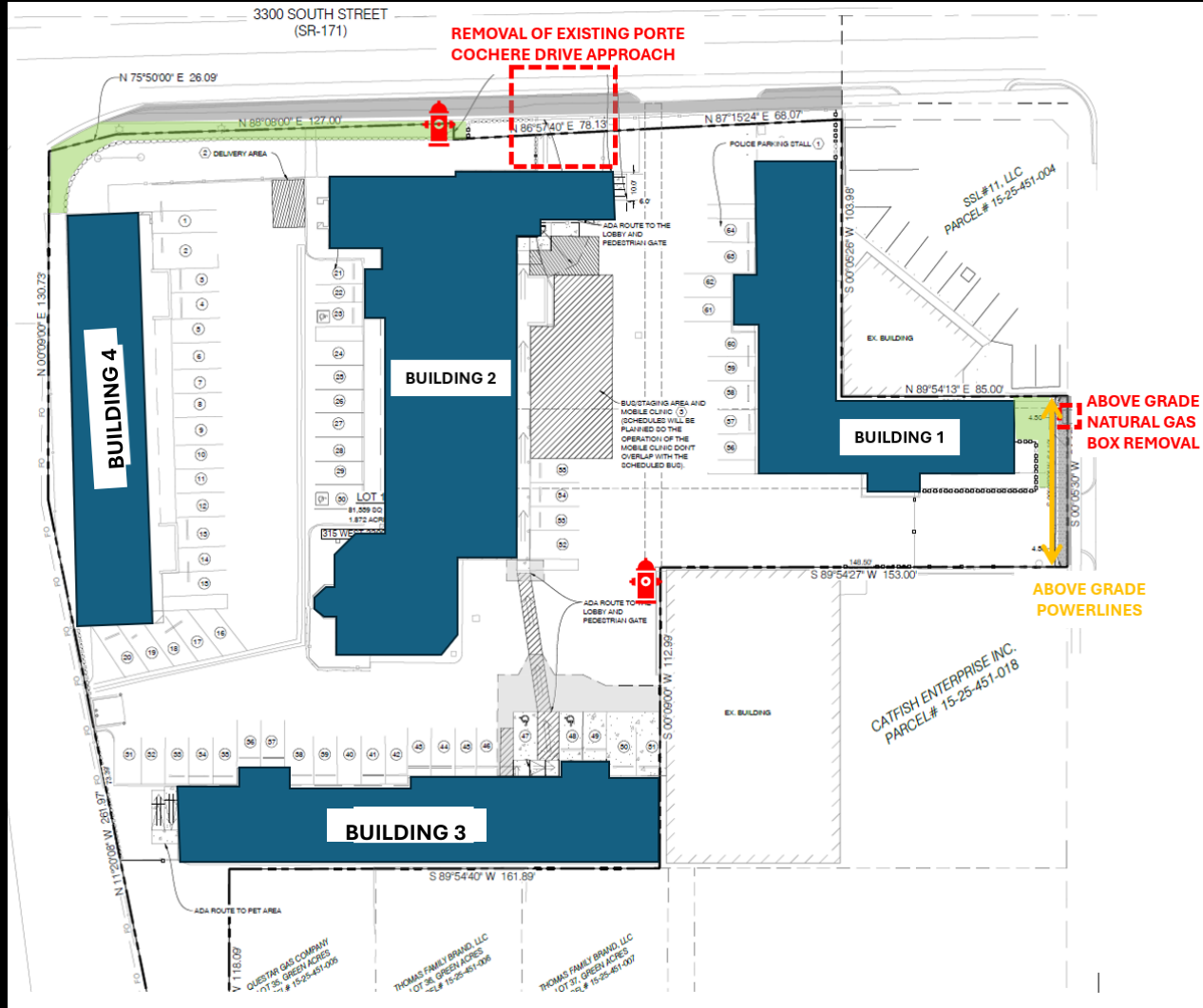
- Right of Way Dedications
- Drainage (Existing)
- Paving (Existing)
- Vehicular Drive Approaches
- Street Lighting
- Powerlines
- Fencing
- Sidewalks
- Landscaping
- Fire Hydrants
- Fire Flow
- Pending SSL CDBG Grant

#### - Utilities:

- Water: Jordan Valley Water
- Sewer: Mount Olympus Improvement District
- Power: Rocky Mountain Power
- Gas: Enbridge Energy

# ENTITLEMENT STEP 3:

## APPLICATION FOR A SUBDIVISION PLAT



### Compliance with Title 17.10 – Subdivision & Platting

#### - Civil Plans:

- Right of Way Dedications
- Drainage (Existing)
- Paving (Existing)
- Vehicular Drive Approaches
- Street Lighting
- Powerlines
- Fencing
- Sidewalks
- Landscaping
- Fire Hydrants
- Fire Flow
- SSL CDBG Grant

#### - Utilities:

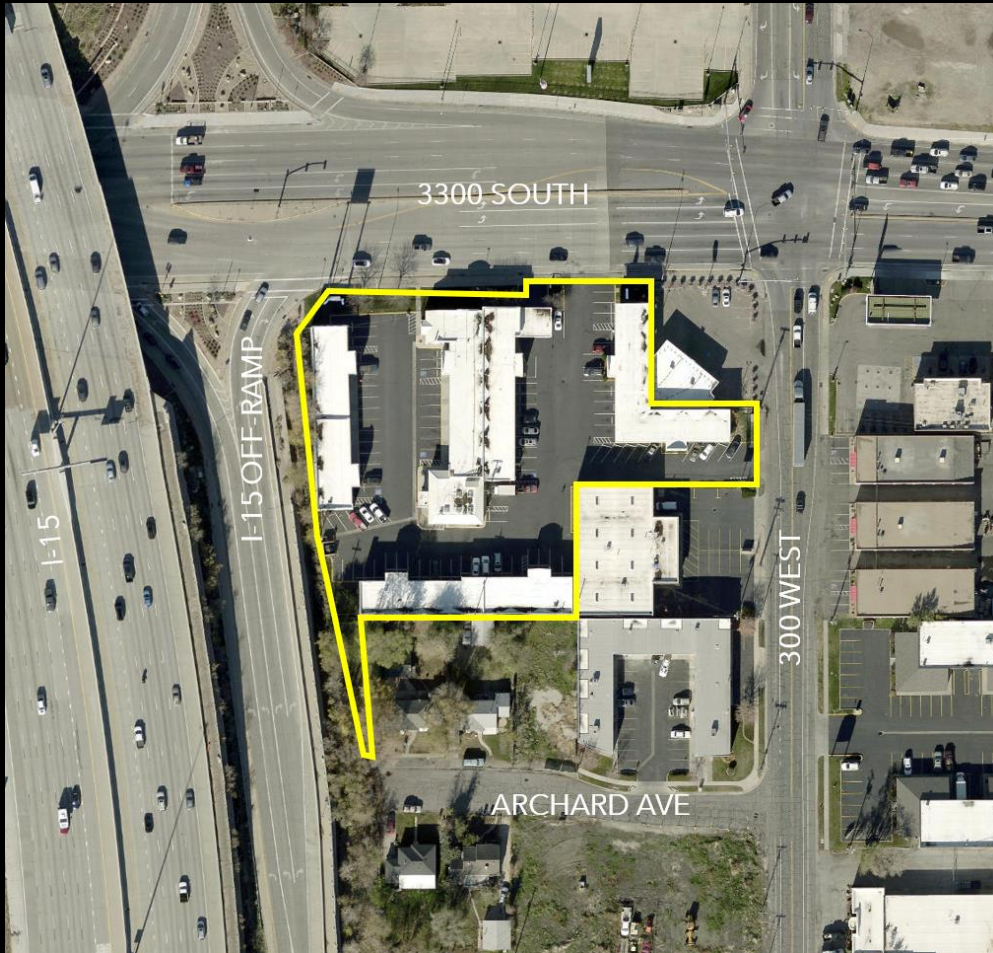
- Water: Jordan Valley Water
- Sewer: Mount Olympus Improvement District
- Power: Rocky Mountain Power
- Gas: Enbridge Energy

# ENTITLEMENT STEP 4: APPLICATION FOR A CONDITIONAL USE PERMIT

A petition for approval of a conditional use permit to operate a 52,795 square-foot Family Interim Non-congregate Children Housing facility (FINCH).

## GENERAL OVERVIEW

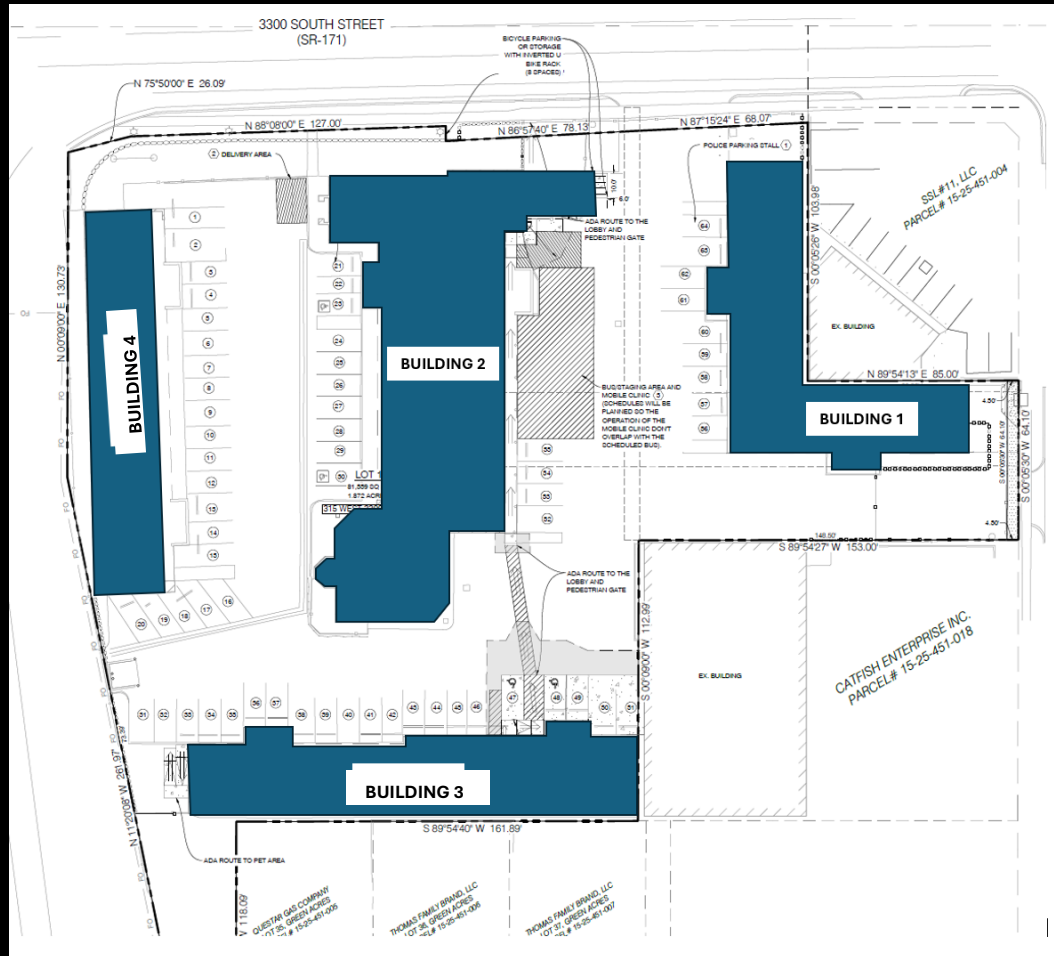
- Facility Size: 52,795 sq. ft.
- Maximum Units: 85 Individual Residential Family Dwelling Units
- Maximum Occupancy: 400 Individuals
- The facility is limited to a family population – Definition of FINCH
- Facility is staffed 24 hours per day, 7 days per week – Management & Security
- Temporary Length of Stay
- Employees: 45 employees and a minimum of 2 security officers
- No overflow or additional congregate style sleeping use is allowed.
- No walk-in or non-current resident may receive any benefit or service from the facility.
- All families must be referred to through the Coordinated Entry System or by the South Salt Lake Police Department.
- No occupancy outside of existing buildings.
- To the greatest extent possible, prioritize families with: young children; family size less than 5; families with children in Granite School District; or families with an extreme medical condition.



# ENTITLEMENT STEP 4: APPLICATION FOR A CONDITIONAL USE PERMIT

## BUILDING & FIRE CODE OVERVIEW:

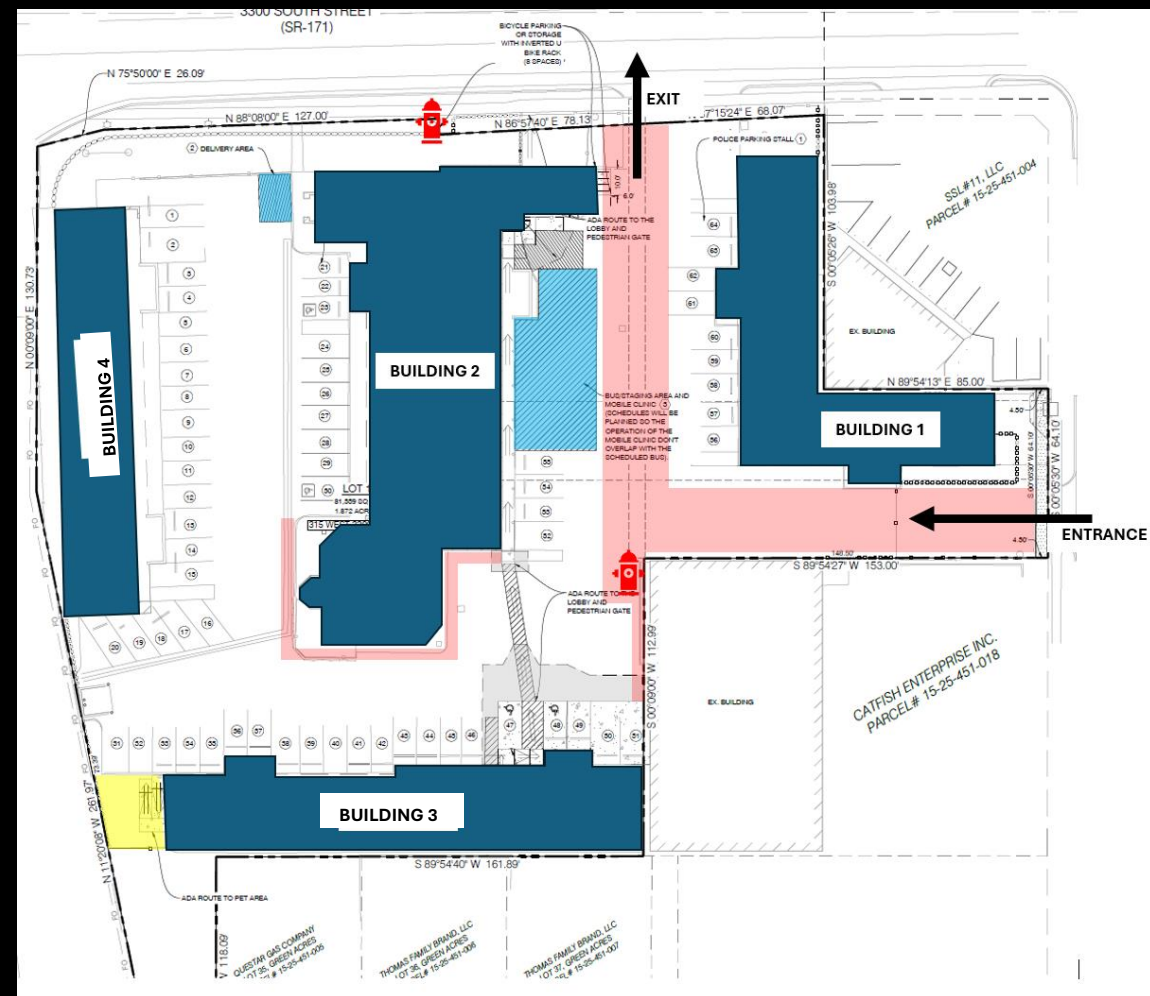
- Floor Plan/Site Plan Layout Overview
  - Security & Intake
  - Food Service
  - Case Management & Community Support Services
  - Residential Room Occupancy & Room Configuration
- Compliance with the International Building Code (IBC) & International Fire Code (IFC)
  - Newly installed Fire Alarm System
  - Fire Extinguishers
  - Hardwired Smoke Detectors & Carbon Monoxide Detectors
  - Monthly Fire Certification Process
  - Americans with Disabilities Act Standards (ADA) Upgrades
  - Chemical contaminant remediation
- Modifications to buildings:
  - Minor Maintenance: General repairs, leaks, etc.
  - Existing pool to be filled in and removed
  - Cosmetic upgrades: floors, paint, etc.
  - Structural repairs to Building 2 (Car Crash)
- Modifications to exterior:
  - Removal of existing signage
  - Upgraded & new exterior lighting
  - New security camera system



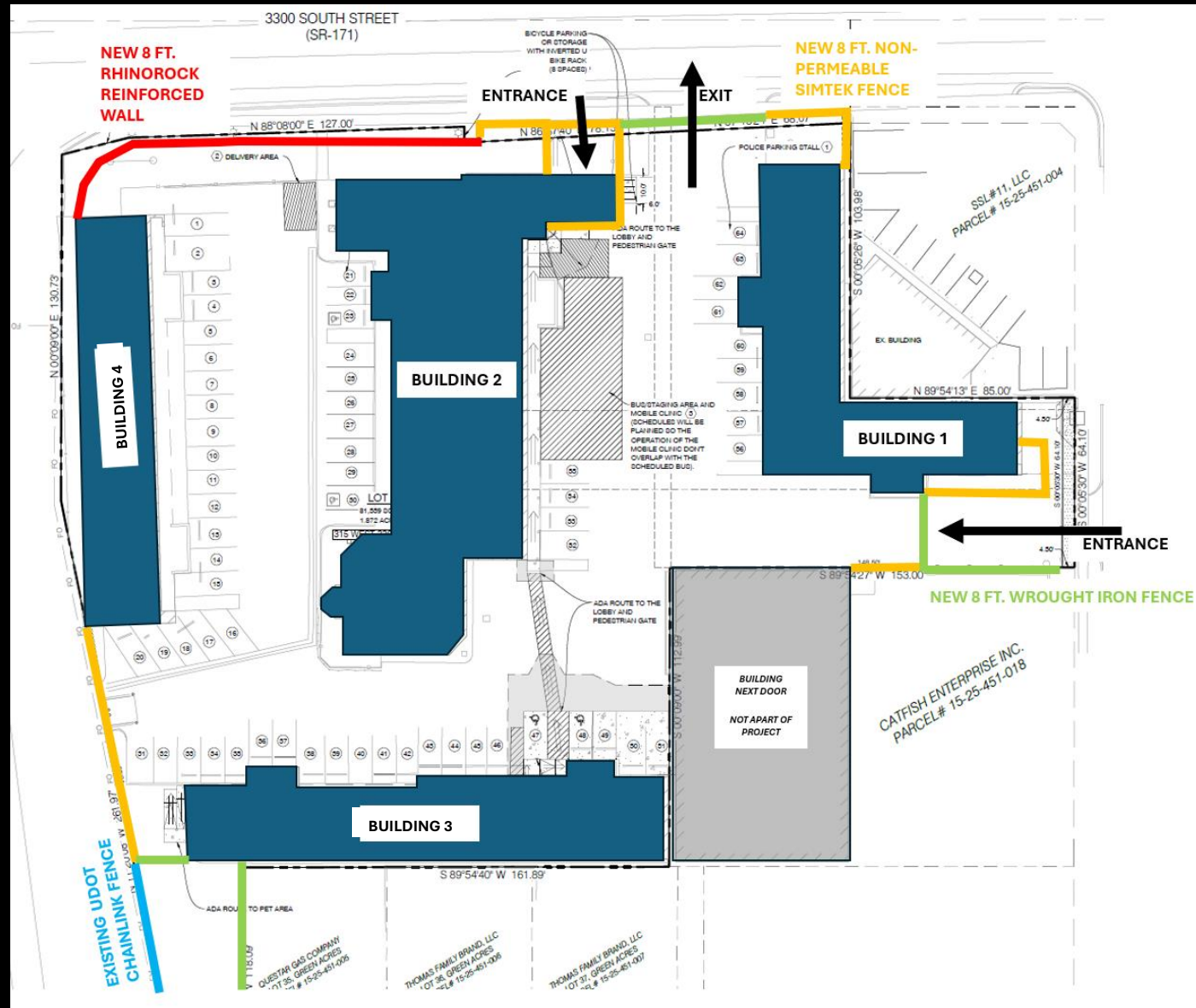
# ENTITLEMENT STEP 4: APPLICATION FOR A CONDITIONAL USE PERMIT

## SITE PLAN OVERVIEW:

- **Parking - 64 Total**
  - SSL Police Parking – 2 Stalls
  - ADA Compliant – 5 Stalls
  - Staff – 25 Stalls
  - Resident – 22 Stalls
    - Resident parking availability takes priority
    - Each family assigned a specific parking stall
    - Residents must show proof vehicle is licensed, insured, registered to resident and a valid drivers license
    - All vehicles must be operable
    - Recreational vehicle parking is prohibited
    - Vehicle maintenance & repair is prohibited
  - General Parking – Remainder of Stalls
  - Spillover Parking Plan
- **Fire Lane, Red Curbing & Hydrant Protection Zones**
- **Staging Areas**
- **School Bus Circulation and Parking**
- **Public Transit Route**
- **4<sup>th</sup> Street Mobile Clinic**
- **Animals**
  - Outdoor exercise area
  - Prohibit off leash animals outside assigned residential room
  - Animals prohibited in common areas



# ENTITLEMENT STEP 4: APPLICATION FOR A CONDITIONAL USE PERMIT



## SITE PLAN OVERVIEW CONTINUED:

- **Perimeter Security Fencing**
  - 8 ft climb-deterrent SimTek fence
  - 8 ft Rhinorock Reinforced Wall
  - 2 – Vehicular Access Controlled Security Gates
  - 1 – Pedestrian Access Controlled Security Gate
  - Anti-graffiti surfacing

# ENTITLEMENT STEP 4: APPLICATION FOR A CONDITIONAL USE PERMIT

## **PROGRAMMING OVERVIEW:**

- Facility is staffed 24 hours per day, 7 days per week – Three Shifts (day, swing, night)
- Quiet Hours – 10:00 pm to 6:00 am
- On-site programming available 7 days per week
- Program Case Managers will be available to support and connect families to resources:
  - McKinney Vento Liaison
  - Department of Work Force Services (DWS)
  - Valley Behavioral Health
  - Fourth Street Clinic & Mobile Clinic
  - Housing Specialists
  - Partnerships with Local Agencies

## **SERVICES OVERVIEW:**

### **Transportation Plan:**

- Public Transit
- Bus Passes
- Cab Vouchers

### **Food Services:**

- Food service 7 days per week
- No kitchen facility or on-site food preparation (No ovens, stoves, hot plates, etc.)

### **Waste Management:**

- Outdoor storage is prohibited
- Commercial waste disposal contract

### **Sanitation Services:**

- On-site residential laundry
- On-site facility laundry and/or commercial laundry service
- Commercial pest control service
- Chemical contaminant testing
- Sanitizing rooms at turn over

### **Donations:**

- Large scale donations directed to Midvale Facility for distribution

# ENTITLEMENT STEP 4: APPLICATION FOR A CONDITIONAL USE PERMIT

## MANAGEMENT OPERATIONS PLAN OVERVIEW:

### Intake Process:

- Verify Identity of each individual (*child is with legal parent or guardian*)
- Inform & enforce Client's Rights and Responsibilities (*Available services, amenities, guest expectations, shelter guidelines, prohibited items, etc.*)
- Sex Offender Policy
- Warrant Review to SSL PD
- Maintain daily record of all residents
- Provide regular reports and meet regularly with SSL PD/Fire
- Search & confiscate contraband
- Relocate persons needed specialized professional care (*substance abuse treatment; mental health treatment; or medical assistance*)

### Other:

- Animal policy
- School truancy plan
- Runaway or missing children plan
- Childcare/programming conditions for unattended children
- Court appearance facilitation
- Disposal of abandoned waste, bicycles, etc.

# ENTITLEMENT STEP 4: APPLICATION FOR A CONDITIONAL USE PERMIT

## SECURITY OPERATIONS PLAN OVERVIEW:

- A minimum of 2 on-site security personnel that are state-licensed, insured and bonded private security guards (or off-duty police officers)
- Firearm & Contraband Policy
- Loitering Policy
- Exiting Policy
- Lawful searches (Personal, Canine, Room & Vehicle)
- Fencing & Controlled Access Gates
- Site Lighting
- Cameras – 24-hr CCTV
- Facility Signage (Surveillance, No Trespassing, etc.)

## PARKING MANAGEMENT PLAN OVERVIEW:

- Subject vehicles shall be licensed, insured, and registered to resident and resident shall have a valid drivers license
- Residents assigned a designated parking stall
- Recreational vehicle overnight parking is prohibited
- Vehicle maintenance and repair is prohibited



## **ENTITLEMENT STEP 5:**

### **APPLICATION FOR A BUILDING PERMIT**



## **ENTITLEMENT STEP 6:**

### **APPLICATION FOR A CERTIFICATE OF OCCUPANCY**

# 9/5 PLANNING COMMISSION PUBLIC HEARING

- **Planning Commission unanimously forwarded recommendations of approval to the City Council for both the Zoning Map Amendment and the Ordinance Amendment.**

Planning Commission discussion and concerns:

- Mitigation Funding
- Addressing off-site impacts to surrounding property owners
- Existing access constraints (vehicular circulation on 3300 South/pedestrian pathways)

- **Three individuals spoke during the public hearing:**

- Two separate adjacent business property owners spoke with concerns about off-site impacts (waste, loitering, overflow parking concerns), impacts to their property values, existing transient activity with their incurred costs and concerns about the additional financial/ tax burdens this proposal would bring.

- One individual (Sandy Resident) spoke in support of the proposed facility emphasizing that a family population facility is very different than other facilities and does not present the same off-site impacts as other types of facilities.

- A letter with questions was submitted to the record:

1. Has the shelter or the city provided documentation showing the true impacts of these shelters and the extra costs in dollars that are passed onto each property owner? And If not why?
2. Nationwide studies have shown that property values decrease when these shelters are located in existing areas. Properties within 1000 ft decrease is between 7-15%. Is STH or the City going to reimburse me for my loss?
3. When shelter residents come to my business asking for water, restrooms, etc., who is going to cover the loss of business and other costs incurred due to the presence of illegal parking, loitering, trash cleanup?

4. How long does the shelter plan to exist at this site?
5. Are the residents going to be drug tested and check for weapons?
6. Will there be more public meetings and where?

Second page –

1. I was told notification for the new shelter only required notifying within 300 ft but all other rezoning is 600 ft. Is special treatment being afforded to the shelter?
2. If the purpose of the TOD Overlay is to enhance the transportation area close to TRAX, then why does the map reach across 300 West? If the city is going through all this re-zoning to allow a shelter in an unapproved zone, why aren't these property owners being included in a revisit to the zoning rules? And why is the Les Olsen Company property excluded from the overlay when it is much closer to TRAX?
3. Has STH completed all necessary impact studies, parking and traffic studies required to change the zoning on this site?
4. What exactly is the process here tonight? Do the property owners get to vote on what happens? Where can those impacted express their opinions? Is there a petition or document for opposition?
5. Will the city comply with Utah Code Title 10-9a-205 for noticing?
6. When should the owners and citizens expect to have answers?
7. Is the Mayor still on the board of Shelter the Homeless? Is this a conflict of interest?
8. Does anyone associated with the city or family, friend, partner or other have a financial stake in STH, its property or surrounding properties?

QUESTIONS/COMMENTS?

