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Staff Report Memorandum September 7, 2023

To: Planning Commission
From: Community Development Department
Subject: Medically Vulnerable People Transitional Housing Facility
(Conditional Use Permit)
8955 S Harrison St.
(Northwest Exposure, Community #1)

CUP07282023-006576

RC Zone District
Approx. 2.5 Acres

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, posted on public websites and at public locations.

Request

The applicant and property owner, Laurie Hopkins of Shelter the Homeless, Inc., is requesting a Conditional Use Permit to operate a Transitional Housing Facility for Medically Vulnerable People at 8955 S. Harrison St. The proposed facility is a change of use from the previous 98-room hotel, formerly known as the Econo Lodge Inn & Suites. The applicant’s narrative and operations plan are included as Exhibits “A” and “B” of this report.

Background

The site and the surrounding properties are all zoned RC – Regional Commercial. The site was developed as a hotel in 1983 under case file SPR 83-17. The hotel was developed facing the former alignment of Harrison Street which ran parallel to the freeway. That street was relocated by UDOT to the north of the subject property in approximately 2001. The approved site plan is included as Exhibit “E”. The surrounding land uses include multi-family residential apartments located to the north; vacant land and the interchange to Interstate-15 to the west; vacant land, 9000 South and other various commercial land uses are located to the south; and a used car dealership and commercial land uses are located to the east.



CUP07282023-006576
CA07282023-0006578
Transitional Housing Facility
8955 S Harrison Street

Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
SPR 83-17	Site Plan Review for development of the Comfort Inn Hotel (1983)

Public Notice and Outreach

Notices were posted on public websites, at public locations, and mailed to property owners within a 500-foot radius of the subject parcel, to notify them of the Planning Commission meeting. A neighborhood meeting was held for this project on August 23, 2023. Minutes for the neighborhood meeting are included as Exhibit “F”. All written public comments received in are included as Exhibits “G-H”.

Analysis

The applicant proposes to provide temporary non-congregate housing for medically vulnerable individuals experiencing homelessness. They define medically vulnerable people as those who are aging, vulnerable, medically frail, in need of recuperative care, and/or have an underlying health condition or a compromised immune system. All participants in the facility will be selected for placement by referral; walk-ins will not be accepted. The proposal is to provide up to 165 participants temporary, private, and safe rooms until suitable, permanent housing can be obtained that meets their needs. The occupants are intended to stay at least 30 days and no longer than two years with an average stay of approximately six months.

The site is zoned RC, which allows a Transitional Housing Facility with Conditional Use Permit approval by the Sandy Planning Commission. The *General Standards for Conditional Uses* ([Sec. 21-33-3](#)) states:

“No conditional use may be approved unless the proposed use complies with the applicable provisions of this title, State and Federal law; and the following standards that apply to all conditional uses:

- (1) *Equivalent to Permitted Use.* Any detrimental impacts or effects from the proposed use on any of the following shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district:
 - a. The health, safety, and welfare of the City and its present and future inhabitants and businesses.
 - b. The prosperity of the City and its present and future inhabitants and businesses.
 - c. The morals, peace and good order, comfort, convenience and aesthetics of the City and its present and future inhabitants and businesses.
 - d. The tax base.
 - e. Economy in governmental expenditures.
 - f. The State's agricultural and other industries.
 - g. The urban and non-urban development.
 - h. Access to sunlight for solar energy devices.
 - i. Property values.
- (2) *Impact Burden.* Any cost of mitigating or eliminating detrimental impacts or effects in excess of those which could be reasonably expected to arise from a permitted use shall become a charge against the development so as not to constitute a burden on the City, surrounding neighbors, or adjacent land uses.
- (3) *Conform to the Objectives of the General Plan.* The proposed conditional use shall not limit the effectiveness of land use controls, imperil the success of the General Plan for the community, promote blight, or injure property values.”

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The site was developed as a hotel and the applicant does not propose to change the site layout for the proposed land use. Reuse of the existing building and site as a Transitional Housing Facility is not expected to have detrimental impacts that exceed the previous use as a hotel to warrant a change in the size, configuration and location of the site or the site plan layout. Therefore, no conditions are needed to mitigate impacts related to this criterion.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

Reuse of the existing building and site as a Transitional Housing Facility is not expected to have detrimental impacts that exceed the previous use as a hotel to warrant a change in the site ingress and egress, or to Harrison Street. Therefore, no conditions are needed to mitigate impacts related to this criterion.

- (3) The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

The site was developed as a hotel and utility infrastructure and emergency access is present and available on site; however, the building needs to be inspected for life safety standards and the fire protection infrastructure needs to meet the minimum standards. Occupants of the previous hotel use were, for the most part, expected to be healthy ambulatory individuals. In contrast, the proposed Transitional Housing Facility is intended to serve medically vulnerable individuals who may not all be ambulatory and who may need some type of assistance. Consequently, the nature of the proposed land use emphasizes the need to ensure basic life safety standards for the building, emergency access and water supply for fire protection are met. Therefore, a condition of approval is included for the applicant to meet the fire safety requirements per the Fire Marshal.

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

An existing dumpster and enclosure are located at the northeast corner of the site; therefore, no change, other than continued maintenance, is required for the solid waste disposal and collection area.

The existing parking lot is in poor condition and portions of the parking lot need repair. The applicant states that they “do not plan to make any changes to the size or configuration of the parking lot. We do plan to perform routine maintenance, such as restriping and asphalt repairs.” In addition to these repairs, ADA parking spaces may need to be improved to meet building code standards. With these maintenance measures, the existing parking lot could function to accommodate approximately 100 parking spaces.

The applicant anticipates that approximately 10% to 25% of guests will have their own vehicle (42 spaces), 20 spaces for staff and visitors, and therefore should have a surplus of approximately 40 parking spaces. Based on these estimates there is adequate parking on-site to serve the proposed Transitional Housing Facility. The parking lot only needs to be re-striped and repaired to properly function.

Lastly, repair and maintenance may require re-grading portions of the parking lot. For example, ADA accessible parking spaces and ADA access routes to the public road may need to be improved to meet Building Code standards. If any portion of the parking lot is re-graded, the City Engineer requires a grading plan, prepared by a civil engineer. Site improvements, such as re-grading, would require a modified site plan review prior to implementing those improvements. This is included as a condition of approval of this report.

- (5) Site circulation patterns for vehicular, pedestrian, and other traffic.

The site has two points of ingress and egress along the Harrison Street frontage. It lacks any sidewalks or paths within the parking lot, nor has a pedestrian path from the building entrance to the public street. The applicant does not propose to change the existing site circulation patterns for vehicular, pedestrian, and other traffic. Reuse of the site as a Transitional Housing Facility is not expected to have detrimental impacts that exceed the previous use as a hotel to warrant a change to the existing site circulation patterns. Therefore, no conditions are needed to mitigate impacts related to this criterion.

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The applicant does not propose to expand the existing building, nor add new structures to the site. Therefore, the proposed change of use to a Transitional Housing Facility will not necessitate changes to the existing building size, design, or location.

It is the property owner's responsibility to maintain all structures on the property "to avoid blight and to be painted or protected where necessary for the purpose of preservation" (Sec. 19-2-4). The applicant states that they do not plan to make major changes to the building, other than to "perform minor, cosmetic repairs of the exterior of the building, such as painting the wood accents, repairs to existing wood fencing and gates, and replacement of window screens."

Reuse of the existing building and site as a Transitional Housing Facility is not expected to have detrimental impacts that exceed the previous use as a hotel to warrant a change to the mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities. Therefore, other than basic repairs described by the applicant along with continued maintenance of the building, no other conditions are needed to mitigate impacts related to this criterion. As proposed by the applicant, continued maintenance and repair of the building is included as a condition of approval of this report.

- (7) The location and design of all site features, including proposed signage, lighting, and refuse collection.

Signage: A site visit by staff has confirmed that there is an existing non-conforming pole sign on the southwest corner of the property. The proposed facility will be limited to referrals only, where no walk-up guests are allowed. The applicant also intends to make the facility inconspicuous to the public. Furthermore, neighboring properties and off-site businesses could not use the sign to advertise their business because it would create an off-premises sign which are not permitted in Sandy City. As such, the existing sign does not serve a purpose for the proposed land use or off-site businesses. A condition of approval is included to remove the non-conforming pole sign from the property.

Lighting: Duff Astin of the Sandy Police Department is trained in Crime Prevention Through Environmental Design (CPTED) principles and best practices. He prepared a report on site conditions of the proposed facility (Exhibit "J"). The report states that the exterior lighting is mainly wall packs, which can create glare and make it difficult to observe the property and surrounding areas. The wall packs on the north and south sides of the building are blocked by pillars. This lighting method is not a permitted lighting type in the current code. If new lighting is required, additional wall pack fixtures would not be permitted. The report recommends the installation of down-facing lights along the sides of the building without producing glare, producing a photometric lighting plan, and coordinating cameras and lighting to make sure the video images are good quality.

The applicant states that they "do not plan to make any changes to the existing light poles on the property, however the lights will be transitioned to LED to illuminate current dimly lit areas around the facility."

Functional and appropriate lighting will help to support the safety of the occupants and surrounding residents and businesses. Therefore, this is included as a condition of approval.

- (8) The provision of usable open space, public features, and recreational amenities.

Reuse of the existing building and site as a Transitional Housing Facility is not expected to have detrimental impacts that exceed the previous use as a hotel to warrant a change by providing open space, public features, and recreational amenities. Therefore, this criterion is not applicable to this project.

- (9) Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

Landscaping: The site was developed as a hotel, and the approved landscape plan is included as Exhibit "E". It is the property owner's responsibility to maintain the landscaping in accordance with the approved plan. In addition, the property maintenance standards state that "Landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times" (Sec. 19-2-1).

The existing landscaped areas are in poor condition and in need of replacement plants, trees, ground cover and irrigation. The applicant states that they "do not plan to make any changes to the amount or layout of the existing landscaping. We do plan to get the irrigation system operational and to maintain all landscaping in good condition, as required by Sandy City Code 19-2-1(c)."

To meet the standards of the original site plan review approval and to meet the property maintenance requirements of Title 19, improvements to the landscaping is required as a condition of approval of this report. If they seek to improve or change the approved landscape materials of their approved site plan, it will require a modified site plan to review those changes to ensure it meets current code for materials and irrigation methods.

Interior Fencing: The applicant states that “Additional fencing will be added to enclose the two outdoor areas on the east side of the facility, which is intended to provide a secure and private outside space for participants.” This is included as a condition of approval.

Perimeter Fencing: The applicant states that they are “considering the installation of a perimeter fence at some point, subject to available funding, to provide privacy and security to the facility.” However, no new perimeter fencing is required or proposed with this application. If perimeter fencing is proposed to be installed in the future, the fence location will need to be reviewed and approved by staff to ensure ingress, egress and emergency access is maintained, and the fence location and material complies with City Code.

Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts. Changes and improvements to the site will require review and approval of the City through the modified site plan review process.

- (10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

The proposed use would not generate these nuisance factors.

- (11) The Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife, and plant life.

The site was developed with a hotel and there are no natural features remaining on the site. Therefore, this criterion is not applicable to this application.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

The proposed Transitional Housing Facility will operate 24 hours per day, seven days per week. The applicant states that the proposed facility will only accept occupants on a referral basis, it is not a walk up or congregate facility. Limitations on this function will be proposed in the recommended conditions.

- (13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

To be reviewed upon legitimate complaint. A Public Safety Plan is proposed by the applicant and should be reviewed and coordinated with the Police and Fire Departments twice a year, or more frequently as requested by the applicant.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint. Any condition that will require modifications to the site will require a modified site plan review and must follow all typical bonding and improvement agreement requirements.

- (15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for a Transitional Housing Facility at 8955 S Harrison Street, as described in this staff report, based on the following findings and subject to the following conditions:

Findings:

1. Conditions can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed land use.
2. The proposed use furthers the goals of the General Plan by providing a needed housing type for those that experience homelessness and can eventually be placed in permanent housing.
3. Specific site conditions needed to mitigate adverse impacts and achieve the objectives of the General Plan that have been identified, are applied and imposed through this Conditional Use Review application.
4. All reviewing City Departments have reviewed the plans for the Transitional Housing Facility and recommend Planning Commission approval, subject to their requirements.

Conditions:

1. The applicant is responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
2. Any site improvement dictated through the conditional use review process or proposed by the applicant must proceed through the applicable modified site plan review process prior to construction of those site improvements.
3. The proposed use and development shall comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use. Life Safety issues shall be addressed prior to issuance of a certificate of occupancy or as otherwise authorized by the Sandy Chief Building Official or Fire Marshal.
4. As proposed by the applicant, the facility shall provide non-congregate interim housing for medically vulnerable people on a referral basis only (walk-ups shall not be allowed).
5. The applicant shall prepare a Security Plan, and the plan shall be coordinated with the Sandy Police Chief. The Security Plan shall be reviewed at least twice a year with the Sandy Police Chief or designee to ensure the facility can adequately prevent and eliminate any security issues that may arise.
6. As proposed by the applicant, the facility shall have an operational security system with on-site staff at all times. The facility shall also have on-site security personnel to provide private security at all times.
7. The applicant shall work with staff to ensure that exterior lighting is operational and adequate to monitor the site for the safety of the occupants and surrounding residents and businesses.
8. As proposed by the applicant, all occupants of the facility shall sign a code of conduct that prohibits the use of alcohol, drugs, and other illegal activities on the premises.
9. As proposed by the applicant, the facility shall provide medical and other supportive services to the residents on an on-going basis.
10. The applicant shall maintain the site, building, and landscape areas in accordance with the approved landscape plan (Exhibit “E”) and in accordance with Title 19 Property Maintenance. The applicant shall ensure the parking lot, striping, building, and landscape areas are properly maintained.
 - a. The applicant shall repair and maintain the parking lot in accordance with the approved site plan. As proposed, the applicant shall re-stripe and repair the parking lot asphalt to its operational capacity.
 - b. The landscape areas shall be restored to the original approved site plan and ensure the irrigation system is operational.
 - c. The applicant is responsible for continued maintenance and repair of the building. As proposed, the applicant shall perform repairs to the exterior of the building, such as painting wood accents, repairing existing wood fencing and gates, and replacing window screens.

11. As proposed, additional fencing shall be added to enclose the two outdoor areas on the east side of the facility, which is intended to provide a secure and private outside space for participants.
12. Any required or proposed site improvements shall proceed through the City’s modified site plan review process and receive approval prior to installation of these improvements. The applicant must follow all typical bonding and improvement agreement requirements related to that process.
13. That site signage shall be limited to ensure the facility is discrete and inconspicuous. The applicant shall remove the existing non-conforming pole sign from the property and any proposed signs for the facility shall be limited to window signs on the front entry door and window glazing.
14. This conditional use permit is subject to City Council approval of a code amendment to the definition of “Transitional Housing Facility” (case CUP07282023-006576).
15. This conditional use shall be reviewed upon legitimate complaint.

Planner:



Melissa Anderson
Zoning Administrator

Exhibits:

- A. Applicant’s submittal
- B. Applicant’s supplemental information
- C. Vicinity Map
- D. Aerial View Map
- E. Approved Site and Landscape Plan
- F. Neighborhood meeting minutes from 8/23/2023
- G. Comment from Jiffy Lube
- H. Comment from William David Bailey
- I. Comment from Multi-Faith Organizations
- J. CPTED Report by Duff Astin, Sandy City Police Department

File Name: S:\USERS\PLN\STAFFRPT\2023\CA07282023-0006578 - CODE AMEND TO DEFINITION FOR MVP\STAFF REPORT\STAFF REPORT - CUP FOR MVP TRANSITIONAL HOUSING FACILITY.FINAL.DOCX

EXHIBIT "A"



August 30, 2023

Community Development
Sandy City
10000 Centennial Parkway
Sandy, UT 84070

Re: Proposed Text Amendment and Conditional Use Permit Application: Medically Vulnerable People Interim Housing Program

To Whom it May Concern,

Shelter the Homeless (“Applicant”), working in conjunction with The Road Home and Fourth Street Clinic, seeks to obtain a conditional use permit from the Sandy City to provide temporary transitional housing for medically vulnerable people. A cycle exists between health conditions and homelessness: health conditions and injury can cause a person to experience homelessness, and homelessness can exacerbate symptoms of chronic illness and delay injury recovery, especially amongst the aging population. To break that cycle, Applicant desires to provide temporary non-congregate housing for medically vulnerable individuals in our communities who are experiencing homelessness. In furtherance of this goal, Applicant purchased the former Econolodge Motel located at 8955 South 255 West in Sandy, Utah (the “Property”). Applicant intends to use the Property to provide up to 165 temporary, private, and safe beds for the medically vulnerable homeless population until suitable, permanent housing can be obtained that meets their needs (“Proposed Use”). This use will fall within the definition of Transitional Housing Facility, as amended according to the proposed language set forth in the attached Exhibit A, with the understanding that participants’ stay may not exceed 24 months. The Transitional Housing Facility use is classified as a conditional use in the Regional Commercial Zone. An aerial image of the Property, which is intended to satisfy the requirement for a Site Plan, is attached as Exhibit B. The legal description of the Property is attached as Exhibit C. An Operations Plan for the Medically Vulnerable People program – describing the intake process, staffing and services, and safety and security considerations – is attached as Exhibit D. This letter will now address the expected impacts to the surrounding community and the public interest in this project.

The Applicant anticipates that the Proposed Use will have very similar impacts on the surrounding community as the former motel use had on the community. Applicant is not adding any rooms or residential capacity to the Property. Applicant is not proposing any new lighting or signage that would have an impact on adjacent properties. Applicant’s Proposed Use does not create any new noise or odor impacts as compared to the prior use. The prior use impacted traffic to this area because motel staff, guests, and delivery drivers had to access the Property. Similarly, staff, clients, and delivery drivers will also need to access the Property for the Proposed Use. The Applicant expects that additional persons will access the property—e.g., volunteers, those making donations, and those providing services to or transportation for the clients. However, the Applicant believes that the impact of these additional persons accessing the Property will be counterbalanced because many of the clients who will likely stay at the Property will not own cars or be mobile enough to get around easily or often. (Applicant estimates that 25% of the clients

EXHIBIT "A"

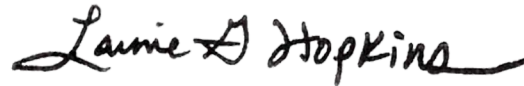
will have vehicles.) It is expected that the residents in the Proposed Use will come and go from the Property less frequently than the motel visitors. Thus, the Applicant believes that the traffic impact will be minor as compared to the prior use. Not only will the Proposed Use have similar (if not lesser) traffic impacts than the prior use, but the Proposed Use will also have similar (if not lesser) impacts than existing, neighboring uses and other permitted uses within the zone. Finally, the streets in the area are high-capacity streets, which can handle the traffic impacts of the Proposed Use. In almost every respect, the Proposed Use is similar to, if not less intense, than the prior use.

The Proposed Use is in the public's best interest. As the cost of housing continues to rise and is becoming increasingly unaffordable, including for those who are aging and medically vulnerable, many Utahns are facing housing insecurity and homelessness. This project will help address the critical housing and healthcare needs of the medically vulnerable homeless population. As further evidence that this project is in the public's best interest, this program has been endorsed as a top priority by the Salt Lake Valley Coalition to End Homelessness and has received funding from the State of Utah, Salt Lake City, Salt Lake County, and private donors.

In summary, under the proposed use, the Property will provide a temporary non-congregate housing solution to better address the acute needs of individuals experiencing homelessness who are aging, vulnerable, medically frail, in need of recuperative care, and/or have an underlying health condition or a compromised immune system. Given that the Proposed Use will have similar impacts to the surrounding community as the prior motel use had on the surrounding community, the Proposed Use is in keeping with the character of the existing zoning of the area. Thus, the Applicant asks the Planning Commission to grant this Proposed Use to help improve housing and health outcomes for the growing medically vulnerable population.¹

Sincerely,

SHELTER THE HOMELESS

A handwritten signature in black ink that reads "Laurie Hopkins". The signature is written in a cursive style with a large initial "L" and "H".

Laurie Hopkins
Executive Director

¹ Applicant is not submitting a building plan or plat because these items are not applicable to this application.

EXHIBIT "A"

EXHIBIT A

[Proposed Amendment to the Language of the "Transitional Housing Facility" Use]

Redline:

Section 21-37-21

(15) *Transitional housing facility* means a facility owned, operated, or contracted by a governmental entity or a charitable, nonprofit organization which provides ~~free temporary non-congregate interim~~ housing, on a referral (non-walkup) basis only, with on-site supportive services to ~~homeless~~ persons experiencing homelessness for no more than 30 days for a total anticipated stay of no more than 24 months while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility does not include:

- a. A homeless shelter;
- b. A detached single family dwelling unit provided to a family for its exclusive use as part of a transitional housing program for more than 30 days; ~~and/or~~
- c. A residential facility for persons with a disability.

Clean:

Section 21-37-21

(15) *Transitional housing facility* means a facility owned, operated, or contracted by a governmental entity or a charitable, nonprofit organization which provides non-congregate interim housing, on a referral (non-walkup) basis only, with on-site supportive services to persons experiencing homelessness for a total anticipated stay of no more than 24 months while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility does not include:

- a. A homeless shelter;
- b. A detached single-family dwelling unit provided to a family for its exclusive use as part of a transitional housing program for more than 30 days; or
- c. A residential facility for persons with a disability.

EXHIBIT "A"

EXHIBIT B

Site Aerial



EXHIBIT "A"

EXHIBIT C

Parcel Nos. 27-01-251-017 and 27-01-251-018 Legal Description:

Lot 3, ARK SUBDIVISION, according to the official plat thereof, filed on January 25, 1977 as Entry No. 2902042 in Book 77-1 at Page 20 of the Official Records of the Salt Lake County Recorder.

SUBJECT TO AND TOGETHER WITH a 25.00 foot wide right of way, the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 0°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also described as North 162.60 feet and East 869.84 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°07' West 214.50 feet; thence South 89°53' West 444 feet, more or less, to the Easterly line of 240 West Street.

EXHIBIT "A"

EXHIBIT D

MVP Operations Plan

Community Need

In Salt Lake County, 507 individuals aged 62 and older and 1,586 individuals with a chronic health condition sought homeless services in 2022. The Medically Vulnerable People Program (MVP) will provide interim housing for seniors, veterans, and individuals who are aging, medically vulnerable and/or frail, in need of recuperative care, and/or have an underlying health condition. The MVP program provides a safe and supportive environment where participants can connect with housing services, rehabilitate from illness, and access connections to the necessary health care and care management services with the goal to find stability and move toward permanent housing and other long-term solutions.

Programming Overview

Intake

Program participant referrals will be made based on need primarily from Homeless Resource Centers (HRCs) and street outreach teams working with the unsheltered. All participants in the facility will be selected for placement using a community prioritization process for seniors and medically vulnerable individuals. Walk-ins will not be accepted.

Upon intake, participants will complete participant intake paperwork, which includes demographic information, participant rights and expectations, a list of prohibited items (which includes drugs, alcohol, contraband, and weapons), a room inspection plan, and an orientation to the facility. Participants accessing medical services from Fourth Street Clinic will complete additional paperwork. As participants move out into a permanent housing option, rooms will be opened to accommodate new participants who meet the intake criteria.

Staffing and Services

The MVP program will have a team of case managers, housing specialists, and housing advocates on-site for 24/7 monitoring. Services to be provided include case management, care coordination, meals, transportation, connections to specific benefits, connection to senior based services, and housing navigation and location services. This team will specialize in services in the community geared towards seniors, as determined by the participant's age. Service frequency will depend on each person's needs to ensure they are moving forward in their housing stability plan and have their needs met while in the program.

Fourth Street Clinic staff will ensure access to integrated healthcare needs, including primary care, behavioral health, and other specialty services. Services will be offered onsite through Fourth Street Clinic's mobile medical clinic or at the main clinic in downtown Salt Lake City. In addition to this, Fourth Street Clinic's onsite medical case managers will provide ongoing support for coordination of care, referrals and address other barriers to care such as enrollment into health insurance, transportation and access to medication. Fourth Street Clinic aims to be a medical home for its patients and assists in ensuring individuals complex healthcare needs are

EXHIBIT "A"

addressed in a comprehensive manner, either with services offered on site or through a community partner that provides specialized care.

Connection to Services (treatment, mental health, etc.)

The MVP Program case managers will be trained in best practices and community resources to ensure they are able to connect each participant with the senior or medical services they need to find housing stability.

Fourth Street Clinic (FSC) will provide a variety of health services (see above) to ensure that each participant's unique health needs are addressed onsite or through referrals to specialty care. Initially, FSC will provide onsite medical case management services and primary care through our Mobile Medical Clinic (MMC). The MMC will visit the MVP on a weekly basis to assess and treat acute illness and chronic medical conditions and provide referrals to FSC's specialty services and external specialists. While most service delivery will take place in office space or on the mobile clinic bus, staff will endeavor to provide services to patients who may be less ambulatory in their rooms.

As funding opportunities materialize and our medical program at the MVP grows, FSC's intent is to provide two models of care:

Coordinated Care – this model of care consists of the above-mentioned Mobile Medical Clinic and medical case management with the addition of co-located Emergency Medical Technician staff, employed by FSC, to respond to urgent and emergent health needs after hours and on weekends.

Integrated Care – this model consists of onsite clinic space and a co-located team of healthcare professionals, including a Medical Provider, Nurse, Certified Nursing Assistants, a Behavioral Health Clinician and Medical Case Managers. The team would provide a higher level of care for up to 20 patients at a given time.

As individuals in the program find appropriate housing in the community, these specialized roles will help connect with ongoing services and develop transition plans to ensure continuity of services once in housing. If additional services, such as substance use disorder treatment or employment services, cannot be met by in-house staff, The Road Home and Fourth Street Clinic case managers will connect to known providers of these services in the community, such as the Department of Workforce Services and First Step House. Both agencies have extensive experience in coordinating service referrals for individuals in need of these services and anticipate connecting MVP participants smoothly.

Housing

The MVP Program Housing Specialists will be onsite working with participants to connect them with landlords in the community. Housing Specialists develop relationships with landlords and become familiar with property eligibility criteria. Most participants will reside in the MVP facility for the briefest period until suitable, permanent housing or other long-term placements into medical care facilities that best meets the needs of each individual can be obtained.

EXHIBIT "A"

Participants may transition to assisted living, end-of-life care, permanent supportive housing and other housing options. The length of time it will take each person to move into a permanent housing option will vary, and we anticipate most participants resolving their stay at the MVP within six months and no more than 24 months.

Staff Training and Certification

The Road Home's case managers and housing specialists are required to complete a number of trainings and certifications upon hire. All staff working in an emergency shelter environment are required to complete First Aid and CPR training within six months of hire. The Road Home has a comprehensive training series that addresses a variety of topics, such as homelessness 101, de-escalation, trauma informed care, and housing first that all staff attend. All case managers across the agency must be certified by the State as Social Service Worker (SSW)/Certified Social Worker (CSW) within six months of hire.

Fourth Street Clinic Staff who provide patient care are required to complete a credentialing and privileging process that certifies their qualifications and competency to provide clinical interventions, prior to seeing patients. This review includes verification of certifications, degrees and trainings as well as skill assessments, peer references and quarterly quality reviews. This process is completed at the initial hiring and repeated every two years. In addition to this, all clinical staff have quarterly quality reviews conducted by a peer. All patient care staff are certified in Basic or Advanced Life support on an ongoing basis and case managers are certified by the State within 90 days of hire.

Safety and Security

Shelter the Homeless will contract with an experienced, licensed, private security company to support the safety of program participants, staff, and service providers in and around the facility. Staff and security are trained in de-escalation and trauma informed care to address concerns within the facility that may arise.

Facility operations will include a detailed security plan to ensure the safety of participants, staff, and neighbors. While it isn't anticipated that the new facility will experience significant concerns, it is likely there will be mitigation funding awarded through the State Office of Homeless Services to Sandy City to support additional public safety services. Based on experience with similar facilities for the medically vulnerable, we will plan for regular collaboration with public safety services regarding safety and security at the facility. It is anticipated that most concerns will be addressed by onsite security and support staff, and the proposed facility will not cause undue elevated demand on public safety services.

Participants will enter and exit the facility through a single-entry point at the front of the building. Personal guests will not be able to access the facility at any time. Staff and private security will complete interior and exterior building rounds on a regular basis.

The facility will be equipped with security systems, including interior cameras to ensure all common areas are viewable, and exterior cameras to assess outside activity. To ensure activities around the site are visible at night, exterior lighting will be provided on-site. The facility has key

EXHIBIT "A"

card readers or key locks on all doors, with staff access assigned based on job duties, and a room door key card system to provide participants safety and privacy. At the entrance, the private security officers and staff conduct coat and bag searches upon entry and participants will be checked by a security wand for metal detection.

Private security will engage in de-escalation as needed. Law enforcement will be contacted in applicable situations. All incidents that occur on property are documented and weekly meetings will be offered for the operators, Shelter the Homeless, private security, and local law enforcement to discuss any issues and collaboratively approach next steps. Any participants involved with the criminal justice system will be supported in engaging with the appropriate divisions. Participants who are not eligible to continue staying at the MVP will access other shelter options through the homeless services coordinated entry system, which places individuals into programs that best meet their needs.

Staff will be trained, and evacuation plans will be developed to provide a blueprint should there be a natural disaster or event within the building.

August 23, 2023
Sandy City Community Development
10000 Centennial Parkway
Sandy, UT 84070

Re: Proposed Text Amendment and Conditional Use Permit Application: Medically Vulnerable People Interim Housing Program

To Whom it May Concern,

- Site Conditions - Please describe improvements, if any, for the site:
 - Parking lot
 - We do not plan to make any changes to the size or configuration of the parking lot. We do plan to perform routine maintenance, such as restriping and asphalt repairs, as funding is available.
 - Landscaping
 - We do not plan to make any changes to the amount or layout of the existing landscaping. We do plan to get the irrigation system operational and to maintain all landscaping in good condition, as required by Sandy City Code 19-2-1(c).
 - Fencing
 - We are considering the installation of a perimeter fence at some point, subject to available funding, to provide privacy and security to the facility.
 - Lighting
 - We do not plan to make any changes to the existing light poles on the property, however light poles will be transitioned to LED to illuminate current dimly lit areas around the facility, as funding is available.
 - Security Cameras
 - Inside the facility there is an existing system, however, additional security cameras will be installed to improve sightlines in identified blind spots.
 - We plan to install additional external security cameras since there are limited outdoor cameras, as funding allows. All external cameras will have an appropriately illuminated view of their target area with LED upgrades.
 - Screening of outdoor gathering areas
 - Currently, the facility has fenced outdoor gathering areas. Additional fencing will be added to enclose the two outdoor areas on the east side of the facility, which is intended to provide a secure and private outside space for participants.
 - Exterior building improvements
 - We plan to perform minor, cosmetic repairs of the exterior of the building, such as painting the wood accents, repairs to existing wood fencing and gates, and replacement of window screens. All of this work will be subject to available funding.
- Operations – Please describe or confirm the following aspects of your operations:
 - There will always be at least one staff person and one security guard on-site (24/7).
 - Confirmed.
 - At night (approximately 10 pm – 7 am) a minimum of one staff person and one security guard will be on-site.

EXHIBIT "B"



242 West Paramount Avenue || Salt Lake City, Utah 84115

- Confirmed.
- During the day, (approximately 7 am – 10 pm) a *minimum* of 6 staff and 1 security guard will be on-site; and a *maximum of approximately* 8 staff and 2 security guard(s) will be on-site.
 - Confirmed
- The facility will serve a maximum of 165 residents.
 - Confirmed. We will endeavor to maintain a staff/security to participant ratio of 1 to 40. Therefore, when few staff members are available, the maximum occupancy will be reduced.
- There are 98 guest rooms in the facility, and each room has a private bathroom.
 - Confirmed.
- What is planned for the indoor swimming pool?
 - The indoor swimming pool will be filled in and converted to an indoor common area for gathering, sitting, and programming.
- There is an existing dining room and kitchenette. A fully equipped kitchen is not proposed or needed because on-site cooking is not proposed. Meals will be brought in for the participants on a daily basis.
 - Confirmed.
- Since there are two floors and no elevator in the building, will the second floor be limited to ambulatory residents only?
 - Yes. Unless and until an elevator is installed in the building, only ambulatory residents will be assigned housing on the second floor.
- At any point in time, what is the maximum amount of parking spaces needed to support your operation (for staff and residents), and how many parking spaces are available on the site?
 - There are 100 parking spaces available on site. Based on data from similar facilities, we anticipate that approximately 10% of guests (at full 165 capacity) will have their own vehicle, up to 20 spaces. We also plan for 20 spaces for staff and visitors. That should provide a surplus of 60 parking spaces.
- Where is the trash receptacle and is it screened from view of the public street?
 - The existing trash receptacle is located in the northeast corner of the parking lot. We will use the existing screening enclosure.

EXHIBIT "C"



CUP07282023-006576
CA07282023-0006578
Transitional Housing Facility
8955 S Harrison Street

Sandy City, UT
Community Development Department

EXHIBIT "D"

**Aerial View of the Site
8955 South Harrison Street**

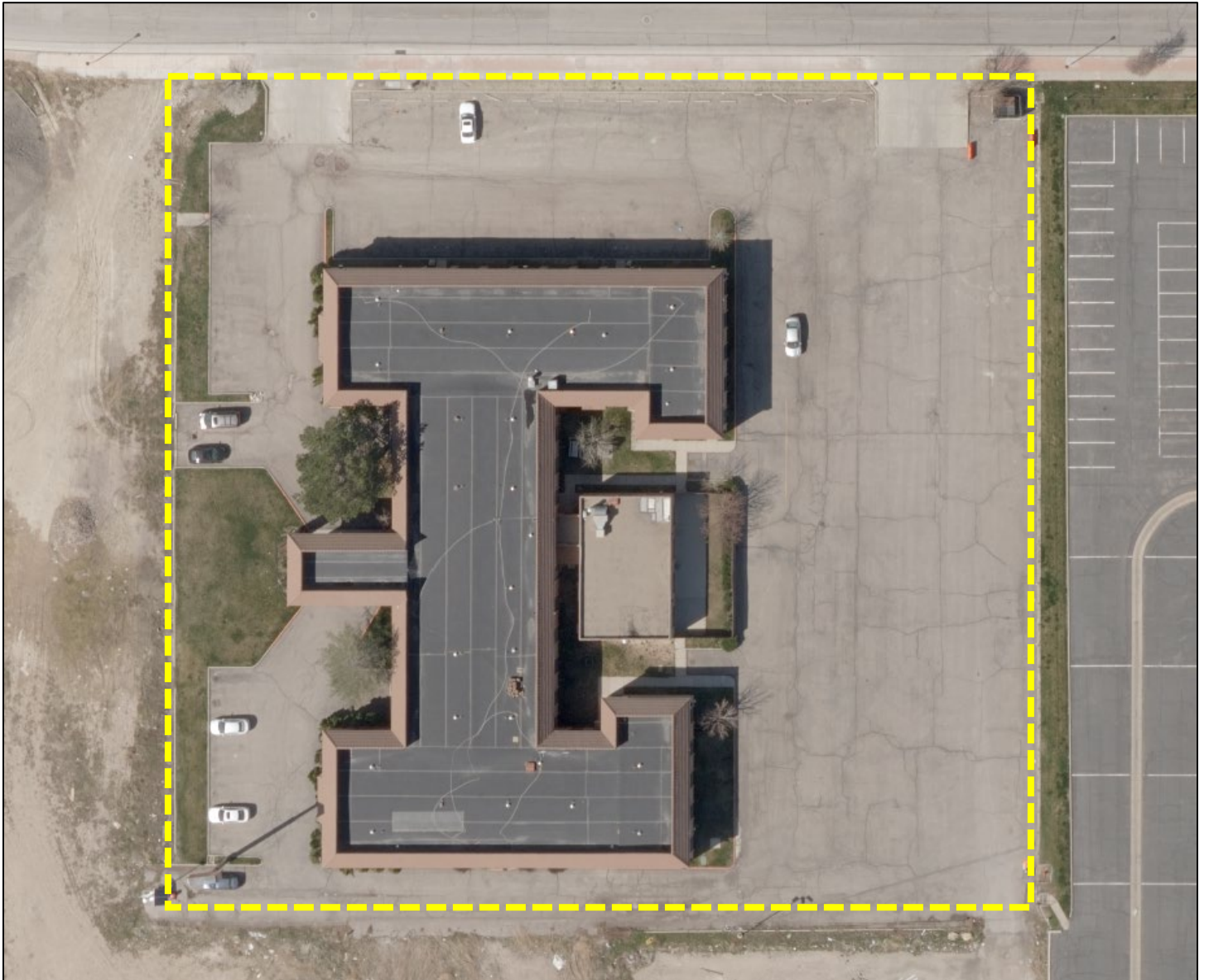
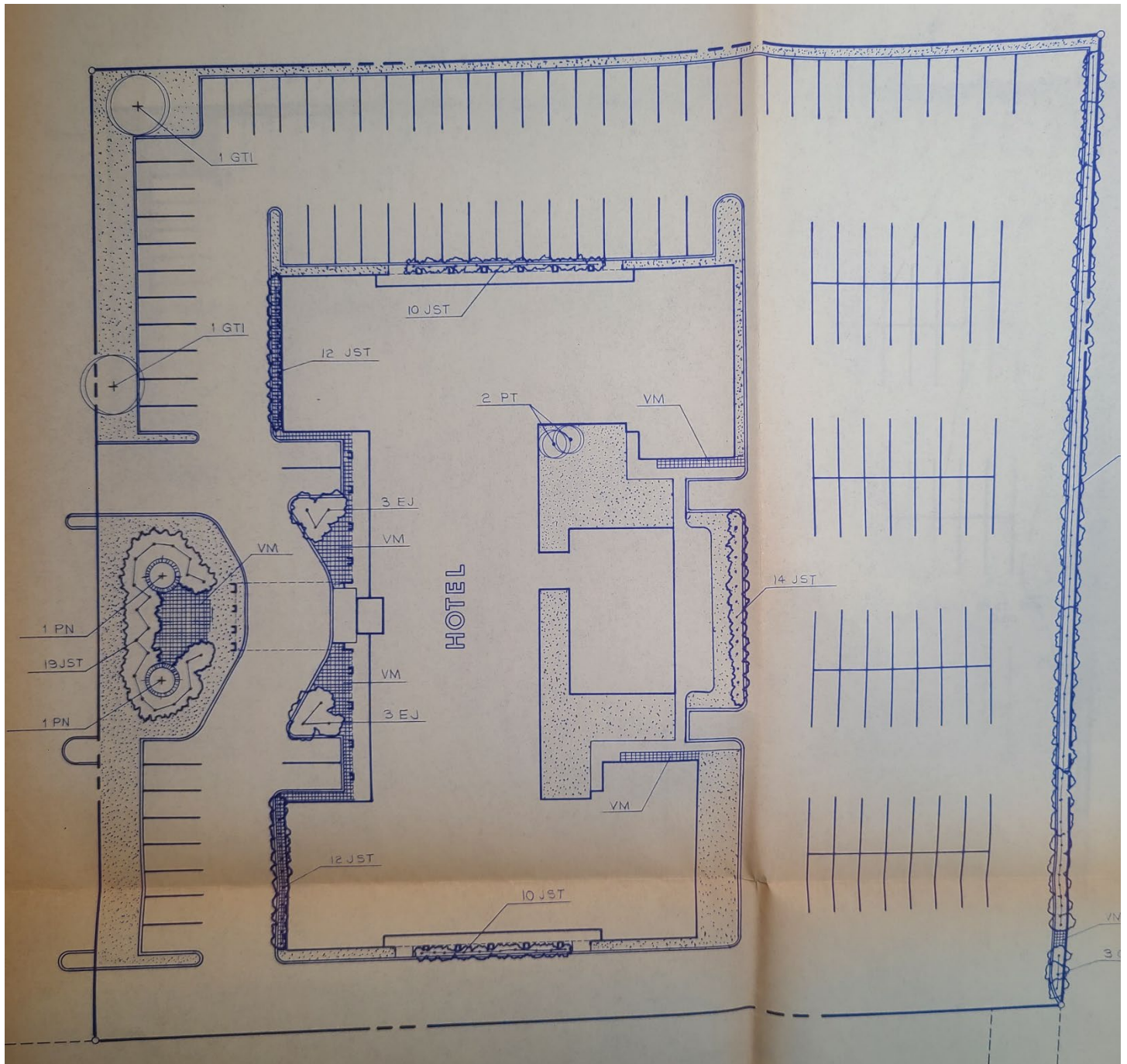


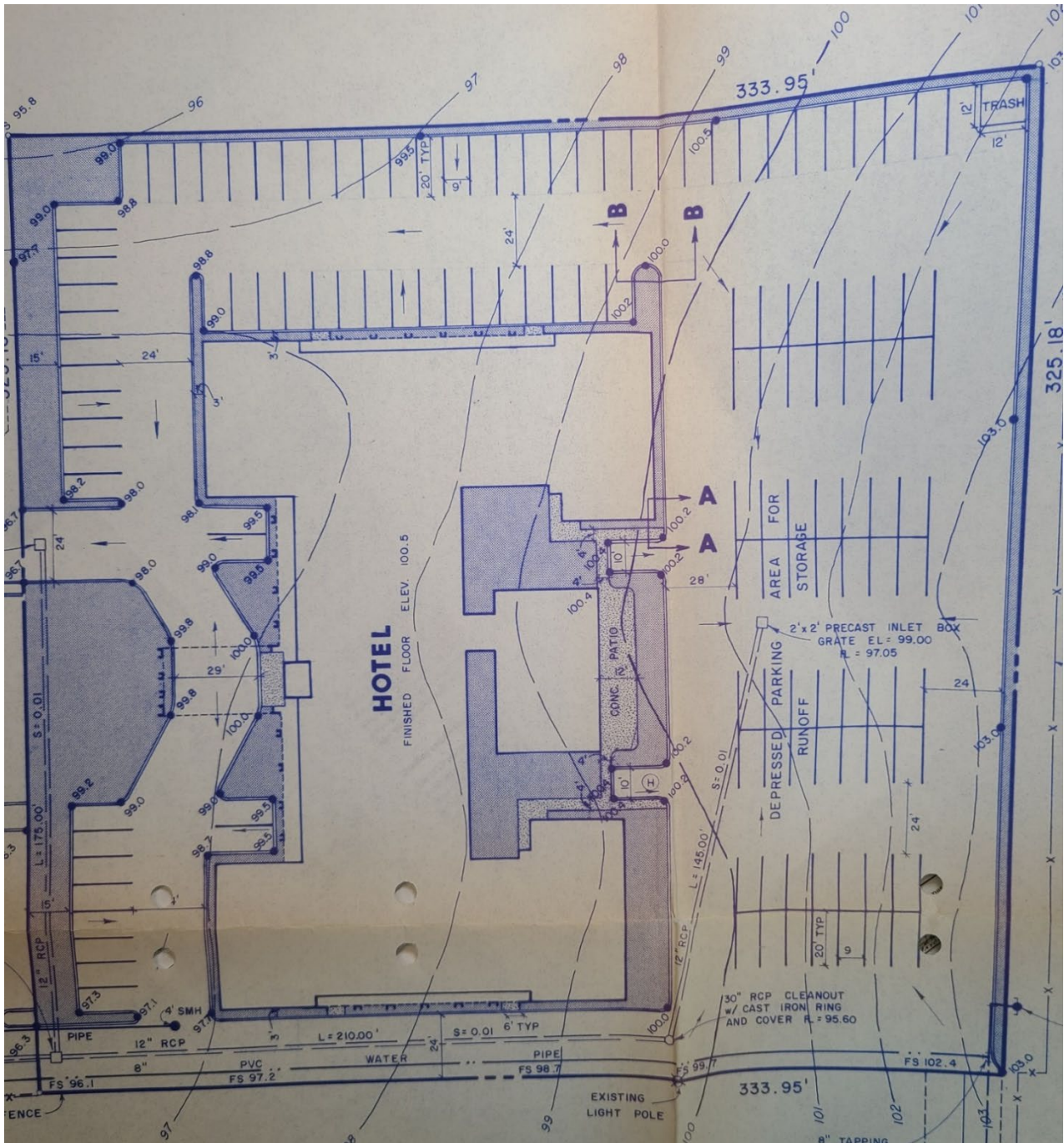
EXHIBIT "E"



PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
GTI	2	GLEDITSIA T. I 'IMPERIAL'	IMPERIAL HONEYLOCUST	21 GAL.	1 1/4" - 1/2 CALIPER
PN	2	PINUS NIGRA	AUSTRIAN PINE		
PT	2	POPULUS TREMULODES	ASPEN		
SHRUBS					
EJ	6	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	5 GAL.	
CH	46	COTTONEASTER HORIZONTALIS	ROCK COTTONEASTER	2 GAL.	
JST	77	JUNIPERUS SABINA TAMARISCIFOLIA	TAM JUNIPER		
GROUND COVER					
VM		VINCA MINOR	PERIWINKLE	FLATS	10" - 12" ON CENTER
		SOD	SOD		

EXHIBIT "E"



NOTES

Sandy Hotel
 8955 South Harrison Drive
 SPR #83-17

TO LOCATE ALL EXISTING UTILITIES IN THE
 FIELD PRIOR TO ANY CONSTRUCTION.

Conditions:

- All shaded areas shall be landscaped and sprinkled. Trees shall be 1 1/2" caliper
- Separate permits shall be obtained for any signs.
- Developer shall contact Engineering Department prior to pouring of concrete for on- and off-site improvements so that arrangements for inspections can be made.
- Developer shall comply with all provisions of Chapter 3, 9 and 18 of the Development Code concerning site plan review, design standards and commercial development.

Hotel Development Corp., by R. M. Bostick
 Developer

Nov. 29, 1983
 Date

Kathryn R. Aminson
 Planning Department
 M.A.C.

11/29/83
 Date

LEGEND

- CONCRETE
- LANDSCAPING
- 128 TOTAL PARKING STALLS
 - 126 regular stalls
 - 1 handicapped stall
 - 1 loading stall
- 2.49 Ac. ACREAGE OF SITE
- TOP BACK OF CURB ELEVATIONS
- F.S. FINISHED SURFACE ELEVATIONS

EXHIBIT "F"

Neighborhood Meeting Summary

Meeting Date: August 23, 2023

Neighborhood: Sandy Community District #1

Project: Transitional Housing Facility

Applicant: Laurie Hopkins of Shelter the Homeless

Project Summary

The proposal is a Conditional Use Permit application for a Transitional Housing Facility for Medically Vulnerable People at 8955 S Harrison Street. The site is zoned RC - Regional Commercial, allows Transitional Housing Facilities with conditional use permit approval. The site is developed with a hotel, formerly known as the *Econo Lodge Inn & Suites*.

The applicant proposes to use the property to provide a temporary non-congregate housing to address the needs of individuals experiencing homelessness who are aging, vulnerable, medically frail, in need of recuperative care, and/or have an underlying health condition or a compromised immune system. The applicant intends to provide up to 165 participants temporary, private, and safe rooms for the medically vulnerable homeless population until suitable, permanent housing can be obtained that meets their needs. There are a total of 98 rooms in the building.

Meeting Minutes

The neighborhood meeting was conducted online, via Zoom, with approximately 65 participants.

Laurie Hopkins, Executive Director with Shelter the Homeless, introduced herself. They own the facilities in SLCO related to shelter and housing. Laurie also gave a presentation.

Michelle Flynn, Executive Director of The Road Home introduced herself. The Road Home is a private non-profit that provides operations of shelter facilities and extensive housing program throughout the county.

Sarah Strang, Chief Operating Officer of the Road Home, introduced herself and gave a presentation.

EXHIBIT "F"

Janida Emerson, CEO of Fourth Street Clinic, introduced herself. Fourth Street Clinic is a health clinic that provides medical & behavioral services, dental, pharmacy for individuals experiencing homelessness in SLC. Janida also gave a presentation.

Jeniece Olsen, CEO of Fourth Street Clinic, introduced herself.

Brock Lassett, partners own land around project 89025 S Harrison: Brock asked if the property could have a wall built around it, does the CUP have an expiration date, will there be signage advertising the building, is the proposal a concept plan, and are there similar businesses that are still operational.

Jeff Silvestrini, Mayor of Millcreek; said that his city successfully managed a facility this past winter and if the facility is well managed it doesn't create problems. He thanked Sandy City for considering this and said this should be a shared issue and not just a concern in Salt Lake City.

Tanner Snodel: How can this be guaranteed for MVP only and what kind of actions will be taken for public safety. Will they be drug tested and how are veterans be identified. Will they also be U.S. Citizens.

Brooke Christiansen: How much fire and police resources will be used for this facility; In the 2 facilities set up in 2020-21 what was the impact on the neighborhoods; is this just for physical health or mental health issues; Are there sobriety requirements; Shared concerns over panhandling on 90th South and 11400 So and how is this not going to increase the issue; Regarding the CUP -Brooke wants language written that only MVP allowed in this spot and nowhere else in the city.

John Hazabee: With regards to the other two facilities - how did that impact property values and neighborhoods.

Bruce Cline: Have the other two facilities increased the need for First Responders and if there's additional compensation to pay for that.

Jesse Valdez with Club 90: Has concerns over safety when his business is open.

Crystal Shrem: Asked how many patients are drug users and is this a rehab facility.

Crystal Shovel: Who's funding this facility, what is the criteria for medically frail, who won't qualify for this program, and where will patients transition to when they're done with the program, concerned over safety for children, what is City Council doing about homeless under the viaduct.

EXHIBIT "F"

Dave Egglund: Wanted clarification if residents have a curfew or can they come and go as they please.

Bob Brindall: Will criminal background checks be done and what is the real criteria for MVP. The property has already been purchased and not sure if this meeting will have any benefit.

Mike Wilcox read comments in the Q&A section which included:

- Zone change?
- What percent of the population would be considered MVP?
- Concerns about severe drug abuse and violence are considered MVP.
- Is it recuperative care does it also include drug rehab?
- How do you control homeless being housed and discharged
- Qualifications for MVP and how it's distinguished.
- Concern regarding impact to surrounding properties.
- Physical healthcare vs mental health care considered MVP?
- Concerns regarding impact on public safety, appearance, homeless camps, panhandling
- Servicing Sandy residents or general area in SLCO
- Want to make sure this doesn't morph into a homeless walk in facility.
- Is this a permanent facility and what happens if crime & emergency services skyrocket?
- Are referrals limited to Sandy?
- How will the area be policed?

Mike Wilcox explained the zoning of the property and said that the use is a Transitional Housing Facility which is a conditional use in the existing zone. He went on to explain the CUP.

Laurie Hopkins answered questions regarding signage and how public the facility will be. She said it will be a private, referral only facility with no large public facing signage.

EXHIBIT "F"

She also answered the question regarding fencing saying that it's typical and there are discussions to build one.

Sarah Strang answered questions regarding safety, impacts to emergency services and crime. She said crime in the area did not increase. With having Fourth Street Clinic onsite they were able to address health concerns proactively and they did not see an increased need for emergency services. With regards to the other facilities dealing with transients and panhandling, Sarah said there wasn't an increase of people camping in front of or around the neighborhood. This population isn't very mobile.

Laurie Hopkins said they don't have any data regarding property values. They've been able to make properties look better, become safer and are good neighbors. She also said that the purpose of their facility is to transition the residents into long term care or a permanent home where they will thrive. Laurie also spoke on funding saying that all 3 partnership organizations are non-profit, and they fundraise for operational costs, medical and ongoing maintenance, and repairs to the facility. Their funding partners are Salt Lake County, State of Utah, various municipalities and strong relationships with the philanthropic community, private individuals, and foundations. Laurie also said that the state has a mitigation funding grant program that Sandy City can apply for to help with any impact on emergency services.

Janida Emerson defined MVP which can include things that compromise the immune system, other types of acute issues, respiratory issues, someone who's waiting for a long term care facility to open, individuals do have to be able to ambulate and feed themselves. She clarified that this is not an outpatient mental health and substance abuse treatment facility and spoke about the eligibility for the program. And the target area is Salt Lake County and not just one specific city. She also said they intend to use health insurance and patient billing whenever possible, to help with costs.

Sarah Strang spoke about the intake process. She said this is not a lockdown facility and if residents feel they need to leave they are allowed to do so. Because they provide comprehensive services, they haven't seen residents leave. She said background checks are not required but will take into account the individual's history.

EXHIBIT "G"

Melissa Anderson

From: Colby Umphrey <colbyu@lubemgt.com>
Sent: Monday, August 14, 2023 12:39 PM
To: Melissa Anderson
Cc: Justin Soha
Subject: [EXTERNAL] Transitional Housing Facility Sandy
Attachments: 1072_001.pdf

Melissa,

We received notice of the Transitional Housing Facility to be located at 8955 South Harrison Street that was submitted by Laurie Hopkins of Shelter the Homeless. We own the Jiffy Lube as well as the vacant lot in front of the Jiffy Lube that is located directly across the street to the south. We wanted to reach out with comment on our opposition to the project. Having a homeless shelter there will adversely affect our business, as well as our ability to lease the vacant lot we also have. Homeless facilities generally bring/ attract a lot of homeless loitering outside the facilities as well. We don't believe this is a good fit for this area, as it has in the past been a very clean, safe retail area. Please let us know if you have any questions for us as well. Thank You!

Thanks,

Colby Umphrey
Lube Management Corp.
D.B.A. Jiffy Lube
Office- (801) 569-8800 ex.34
Cell- (801) 809-6432
colbyu@lubemgt.com

EXHIBIT "H"

William David Bailey

Canyons School District Security

Opposing of The Transitional Homeless Facility

- Your land developmental code section 21-1-3 says:
 1. They are supposed to look at the facility to facilitate the orderly growth and development of Sandy City, which this could have a negative impact on Sandy's growth.
 2. It would stabilize property values which this could catastrophically affect property housing values and school property within a mile and a half of the homeless facility.
 3. It would enhance the economic well-being of Sandy City and its inhabitants. Which you can not say that this will not have a negative impact on the well being on all of Sandy.
- This would increase loitering, crime, and decrease property value and could increase drug use in area and theft. If those are not reason enough for a zoning board to look at and say this could do this, and no person can say that this hasn't done this in other areas. Like it or not this could dramatically affect Sandy City. This should be reason enough to say no to this homeless shelter with a fancy name to make it sound like it is not actually a homeless shelter. Sandy City will have a never ending flow of 165 homeless people that they were hoping won't do drugs, crime, loiter, sleep on the streets after being kicked out of housing facility, and destroy the beauty of Sandy city. As it has done without ill intent on countless counties and cities across Utah.
- We should not have a homeless facility that is 2 minutes from a liquor store for people who suffer from substance abuse. That should be reason enough to not build this proposed homeless facility.
- In the zoning it says that homeless shelters are not allowed in Sandy City so to get around this they are basically calling a homeless shelter another name and basically saying they have to be referred, from what, other homeless shelters?
- This would add an increase in police force in this area from the loitering, and the homeless who refuse the leave the area after they get kicked out of the shelter and sleep on the streets.
- Midvale was sold on a Women's only homeless shelter for displaced women. Within no time Northern Midvale Women's shelter, to fill their numbers began taking all homeless even though they swear they wouldn't. Due to this northern Midvale's property value decreased, petty crime increased, and gang activity sky rocketed. Causing Midvale to have a 24/7 special task force just to deal with drugs, gangs, and prostitution.

EXHIBIT "H"

- As Canyons Security I can tell you that not only businesses and homes that could be affected, government buildings that in the realm of 600 million dollars could see a never ending increase in crime, drugs, and theft. Not only leaving our children in danger but also many district employees with the two main buildings as the administration building and the facilities building in Canyons School district within less than a mile of this planned homeless shelter/alternative housing (nothing more than a glorified homeless shelter) and the transportation of all school buses which we have already had issues in the past of homeless breaking in and sleeping in the masses. They also sleep all around the schools. This is when we only had a handful of homeless of maybe 10 or 15 homeless going around our school district not 165 never ending flow of long term homeless that will constantly be rotating in and out forever of individuals suffering from mental illness, drug abuse, and substance abuse of many kinds. Once you open the door, good intent or not you can not close it.
- In conclusion, as the zoning board, receiving threats or not from the homeless company that threatened other cities to take their homeless shelter after getting around their rules. Like it or not, this would have a huge impact to Sandy City, making it less desirable to live and businesses seeing it less desirable to stay. I for one, do not want to see Sandy City have the problems that surrounding cities have been having with loitering, people sleeping on the streets, and drug use for all to see. So much so that they are trying to force their homeless problem that they have created to surrounding areas, buying up property and trying to call homeless shelters everything but, but and the same time knowing it will not be their problem as much any more. Please do the right thing and keep word to the people that have elected you and never give in to adding homeless facilities that try to not sound like homeless shelters that say they will only allow the sick to come in. When the majority of homeless people can be classified as sick anyways, suffering from mental illness.

EXHIBIT "I"

August 22, 2023

re: **Multi-Faith support for Medically Vulnerable Interim Housing Program**

Dear Mayor Zoltanski and Sandy City Council Members:

As leaders of a variety of faith communities we share a commitment to ensuring that low income seniors, veterans and medically vulnerable people have a safe and warm place to sleep at night. That is why we are writing you to express our support for the swift approval of the Medically Vulnerable Interim Housing Program in Sandy. This program has been incorporated into Salt Lake County's plan for winter overflow for this coming winter and so it is important that it opens before the first snow, if possible.

Our congregations have members all over Salt Lake County so we are grateful that a site has been found where up to 165 seniors can receive services and stable interim housing for this winter and in future years. If there is a way that we can support efforts to expedite the approval of this important project please let us know by contacting Bill Tibbitts at Crossroads Urban Center.

Thank you for being willing to serve in public office and for your willingness to lead on important issues like this one.

Sincerely,

Rev. Monica Dobbins
First Unitarian Church

Rev. Elias Koucos
St. Anna's Greek Orthodox Church

Rev. Doug Gray
First Congregational Church of Salt Lake City

Rev. David Nichols
Mount Tabor Lutheran Church, ELCA

Rev. Brent Gundlah (he/him)
Senior Pastor, Holladay United Church of Christ

Rev. Dr. Curtis Price, (he/him/his) Pastor,
First Baptist Church of Salt Lake City

Rev. Olga Hard
Retired United Methodist Church

Bonnie Phillips
Golden Rule Project and Phillips Gallery

The Rev. Holly Huff
Cathedral Church of St. Mark

The Faith and Advocacy Coalition to End Hunger and Homelessness is a project of Crossroads Urban Center: www.crossroadsurbancenter.org/face



EXHIBIT "I"

Reverend Philip M. Rogers II
Mountain Vista United Methodist Church

Rev. Nathan Sautter
Cottonwood Presbyterian Church

Losaline V Tupoumalohi
Trinity United Methodist Church

Rev. Lora Young
South Valley Unitarian Universalist Society

EXHIBIT "J"

Report from site visit to former Econo Lodge at 8955 S Harrison St.
Prepared by Duff Astin, Sandy City Police Department, Alarm Coordinator 8/17/23
Comments related to Crime Prevention Through Environmental Design (CPTED)

- Site Conditions
 - Lighting
 - The existing exterior lighting appears to be mainly wall packs
 - Wall packs create glare and make it difficult to observe the property for surrounding areas.
 - The wall packs on the north and south sides of the building are blocked by pillars.
 - Install Down facing lights light along the sides of the building without producing glare.
 - We need a photo metric to include the following things.
 - Maximum Fc
 - Minimum Fc
 - Average Fc
 - Maximum to Minimum ratio
 - Average / Minimum ratio
 - Cameras and lighting need to coordinate to make sure the video images are good.
 - Security Cameras
 - Cameras should cover each door in the building.
 - Make sure the common interior areas are covered.
 - Video storage should be at an offsite location.
 - Video should also be able to be viewed at an offsite location.
 - Security System
 - The security system needs to report to the onsite security personnel. Not to police dispatch.
 - Thought needs to be given to the ground level windows. Are they secure?
 - Fencing
 - Install fences at the rear of the property. Closing in the grassed areas creates a clearly private area.
 - Landscaping
 - The current neglected site invites unwanted behavior.
 - Trees and shrubs will need to be trimmed. This will be to reduce hard-to-see areas and to allow for vision from the building to the surrounding area.
 - Parking lot
 - Cleaned and repaired.
- Operations – Please describe or confirm the following aspects of your operations:
 - The applicants mentioned that at least one security guard will be on site 24/7
 - Please show plans how only one security guard can respond to a situation and still control the front entrance of the building.
 -
 - What steps are planned to prevent other unsheltered individuals from:
 - Hanging out around the building
 - Hanging out in the surrounding areas
 - The front desk area will need to be reconfigured. This would allow the security personnel and staff to better control the front door area.