



# COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

**TO:** City Council Members

**FROM:** Russell Weeks  
Senior Policy Analyst

**DATE:** March 19, 2019

**RE:** **SINGLE ROOM OCCUPANCY TEXT AMENDMENTS**

**Item Schedule:**

Briefing: March 19, 2019

Set Date: March 26, 2019

Public Hearing April 23, 2019

Potential Action: May 7, 2019

## **ISSUE AT-A-GLANCE**

***Goal of the briefing: To inform the City Council about proposed changes to the City zoning ordinance pertaining to single-room occupancy housing.***

The proposed ordinance would:

- Expand the number of zoning districts where the single-room occupancy use could locate.
- Allow for weekly rentals in SROs to make housing more easily available to some people and allow SRO owners more leverage to enforce rules they may have.
- Help add to the City's inventory of permitted housing types.
- Appear to meet goals of *Growing SLC: A Five-Year Housing Plan 2018-2022* adopted by the City Council on December 12, 2017, and other City plans.<sup>1</sup>

## **POLICY QUESTIONS**

1. Planning Commission discussion and public comment indicated an interest in having single-room occupancy structures be categorized as conditional uses instead of as permitted uses. The Planning Commission at its November 14, 2018, meeting adopted a motion to forward a positive recommendation to the City Council with the proposed amendments categorizing single-room occupancy as a permitted use.<sup>2</sup> Would the City Council prefer the proposed amendments designate the single-room occupancy housing type as a permitted use or conditional use?



2. The proposed amendments include qualifying provisions for the single-room occupancy use. The provisions address minimum floor areas for individual units and communal areas, requirements that a property manager be on-site 24 hours a day and security cameras continually monitor communal areas. Are there other qualifying provisions such as those similar to qualifying provisions for homeless resource centers that the City Council might want to consider?
3. The proposed amendments would remove the “dwelling” designation from the single-room occupancy use. Removing the designation would allow the weekly rental of SRO rooms. However, weekly rentals are considered a “transient” use under building codes the City follows. The building codes require higher plumbing ratios, such as each room having a bathroom, than the proposed amendments contemplate for single-room occupancy housing. The Building Services Division plans to follow international building codes for hostels. The codes allow one water closet per 10 people and one shower or bathtub per eight people. The codes do not contemplate people staying longer than a month.<sup>3</sup>

## **ADDITIONAL & BACKGROUND INFORMATION**

The Salt Lake City Zoning Ordinance currently permits the single-room occupancy use in the following zones: Transit Station Urban Center, Transit Station Urban Neighborhood, Transit Station Mixed Use Employment Center, Transit Station Special Purpose, and Form Based Urban Neighborhood 2.

The proposed text amendment would permit the single-room occupancy use in the following zones: Downtown Central Business District; Downtown Support District; Downtown Secondary Central Business District; Downtown Warehouse/Residential; Residential Mixed-Use; Residential Mixed-Use-45; Residential Mixed-Use 35; Corridor Commercial; Sugar House Central Business Districts 1 and 2; General Commercial; Mixed Use; Gateway Mixed Use; Form-Based Special Purpose Corridor Core (Sugar House); and Form-Based Special Purpose Corridor Edge (Sugar House).

The single-room occupancy use would not be permitted in the following residential and commercial zones: All Foothills Residential districts; Residential 1/5,000; Residential 1/7,000; Residential 1/12,000; R-2 Single and Two-Family Residential District; all Special Development Pattern Residential districts; all Residential Multifamily districts; Residential/Office District; Neighborhood Commercial districts; Community Business districts; Community Shopping districts, and Small Neighborhood Business districts.

For the Downtown Warehouse/Residential districts (D-3) the underlined language in bold would be inserted into the current language of City Code 21A.30.040.C.1:

C. Controls Over Mixed Use: The concept of mixed use is central to the nature of the D-3 downtown warehouse/residential district. To ensure that mixed use developments provide for on-site compatibility as well as neighborhood compatibility, the change of land use type or an increase in floor area by twenty five percent (25%) of existing principal buildings and the construction of buildings for new uses after April 12, 1995, shall conform to the following provisions. ...

1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, **single-room occupancy (SRO)**, boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;

As indicated earlier, the proposed ordinance contains qualifying provisions for single-room occupancy use. The provisions address minimum floor areas for individual units and communal areas, a requirement that a property manager be on-site 24 hours a day, and security camera monitoring. The proposed ordinance also describes a typical unit as “one combined living and sleeping room” that may contain “either a private kitchen or separate private bathroom but not both.”

## **Master Plans**

According to the Administration, the proposed ordinance meets goals presented in *Growing SLC: A Five-Year Housing Plan 2018-2022* and *Plan Salt Lake* which the City Council adopted December 12, 2017.

Under *Growing SLC*, the proposed ordinance supports the following objectives, according to the Administration:

- **Goal 1:** Reform City practices to promote a responsive, affordable, high-opportunity housing market.
  - **Objective 1:** Modernize land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.
- **Goal 3:** Build a more equitable city.
  - **Objective 3:** Implement life cycle housing principles in neighborhoods throughout the city.<sup>4</sup>
    - **3.3.1:** Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

*Growing SLC* also includes the following goal and objective:

- **Goal 2:** Increase housing opportunities for cost-burdened households.
  - **Objective 1:** Prioritize the development of new affordable housing with an emphasis of households earning 40 percent of AMI (average median income) and below.

Under *Plan Salt Lake*, the proposed ordinance supports the following objectives, according to the Administration:

**Guiding Principle 1/Neighborhoods** that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

### **Initiatives:**

3. Create a safe and convenient place for people to carry out their daily lives;
5. Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change;
7. Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.

**Guiding Principle 2/Growth:** Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

### **Initiatives:**

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

**Guiding Principle 3/Housing:** Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

### **2040 Targets:**

1. Increase diversity of housing types for all income levels throughout the city;
2. Decrease percent of income spent on housing for cost-burdened households.

### **Initiatives:**

1. Ensure access to affordable housing citywide (including rental and very low income);
3. Encourage housing options that accommodate aging in place;

4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.

**Guiding Principle 11/Equity:** Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

**Initiatives:**

3. Pursue equitable access to privately provided services and amenities across the City;
4. Support policies that provide housing choices, including affordability, accessibility, and aging in place.<sup>5</sup>

It might also be noted that the *Salt Lake City Transit Master Plan* recommends, “Residential densities should be at least 10–12 households per acre for corridors that receive high-frequency transit investments and/or have more than 12–16 jobs per acre.”<sup>6</sup> It may be that single-room occupancy housing will increase the likelihood of bolstering high-frequency transit corridors.

### **Single-Room Occupancy**

In the last five years 5,697 apartment units have been built in Salt Lake City. Another 1,750 apartment units are under construction.<sup>7</sup> Of the first figure, 1,464 units were affordable, and 1,057 affordable units are under construction for occupancy in the next two years.<sup>8</sup>

The only single-room occupancy units left in Salt Lake City are the 50 rooms at the Rio Grande Hotel, 428 West 300 South.<sup>9</sup> Forty years ago Salt Lake City had about 800 single-room occupancy units.<sup>10</sup>

The Housing and Neighborhood Development Division describes single-room occupancy units as places with “a unique floor plan that increases housing affordability through efficiencies realized in shared amenities, as well as foster resident support systems.”<sup>11</sup>

Studies read by City Council staff describe single-room occupancy hotels as the lowest-cost, permanent rental housing that is the lowest rung on the housing ladder and often occupied by the aged, disabled and working poor.<sup>12</sup> According to one analysis of three San Francisco SRO hotels:

“... in this research many of the resident were low-paid maids, janitors, and dishwashers. Their units enable them to save for a future for either themselves or their families. One middle-aged man who worked as a short order cook had save enough money by living in a 10-foot by 13-foot room for over 20 years to send his four children to college. Another middle-aged woman who worked as a maid in a nearby hotel had saved enough money ... to build a small home for her elderly mother.”<sup>13</sup>

However, the studies noted that as urban areas changed single-room occupancy hotels either were demolished for newer building projects or were repurposed. A 2017 report by the U.S. Interagency Council on Homelessness on ending encampments of homeless people said San Francisco, “despite having more permanent supportive housing per capita than any other city,” still was seeking ways to build more. “The city is in the process of advocating for addition units from affordable developers to become permanent supportive housing, and has used master leasing of SRO buildings as a key strategy to create units,” the report said.<sup>14</sup>

### **Area Resident Concerns**

The main concerns pertaining to the proposed ordinance raised by residents at the November 14, 2018, public hearing and in emails afterward were:

- Potential effects on single family residential neighborhoods, even if single-room occupancy structures were next to, but not in, the neighborhoods.
- Single-room occupancy housing should be a conditional use instead of a permitted use.
- Well-managed SROs, whose residents have passed background checks, are OK, but poorly run SROs would degrade neighborhoods.
- How large would an SRO be?
- The number of SROs allowed in one geographical area.
- How can the City ensure that management regulations are enforced and not ignored?



- SROs often are places of drug use and interpersonal violence requiring frequent visits by paramedics or police officers.
- SROs should not be repurposed single-family homes or small unit complexes where neighbors are directly adjacent.

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<sup>1</sup> Salt Lake City Council Minutes, December 12, 2017.

<sup>2</sup> Salt Lake City Planning Commission Minutes, November 14, 2018

<sup>3</sup> Emails, Orion Goff, Building Services Director, February 22, 2019.

<sup>4</sup> Salt Lake City Planning Commission Memorandum, Ashley Scarff, June 27, 2018, Pages 3-4.

<sup>5</sup> Scarff, June 27, Pages 4-5

<sup>6</sup> *Salt Lake City Transit Master Plan*, Land Use & Place Making, Page 6-2.

<sup>7</sup> Email, Heather Gilcrease, Development Review Supervisor, February 14, 2019.

<sup>8</sup> Email, Tony Milner and discussion, HAND Project and Policy Manager, February 14, 2019.

<sup>9</sup> *U.S. cities used to have low-rent, short-term, dorm-style housing. Is that what Utah's homeless need?*, Matthew Piper, Deseret News, September 1, 2018.

<sup>10</sup> Matthew Piper, Deseret News.

<sup>11</sup> Presentation, Tony Milner, Planning Commission meeting, November 14, 2018.

<sup>12</sup> *Single Room Occupancy Residential Hotel Program*, Innovations in American Government Awards, Harvard Kennedy School; *Housing With Dignity*, Mark Gillem and others.

<sup>13</sup> *Housing With Dignity*, Mark Gillem and others.






<sup>14</sup> *Ending Homelessness for People Living in Encampments: Lessons from San Francisco, CA*, U.S. Interagency Council on Homelessness, August 2017.

# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 1



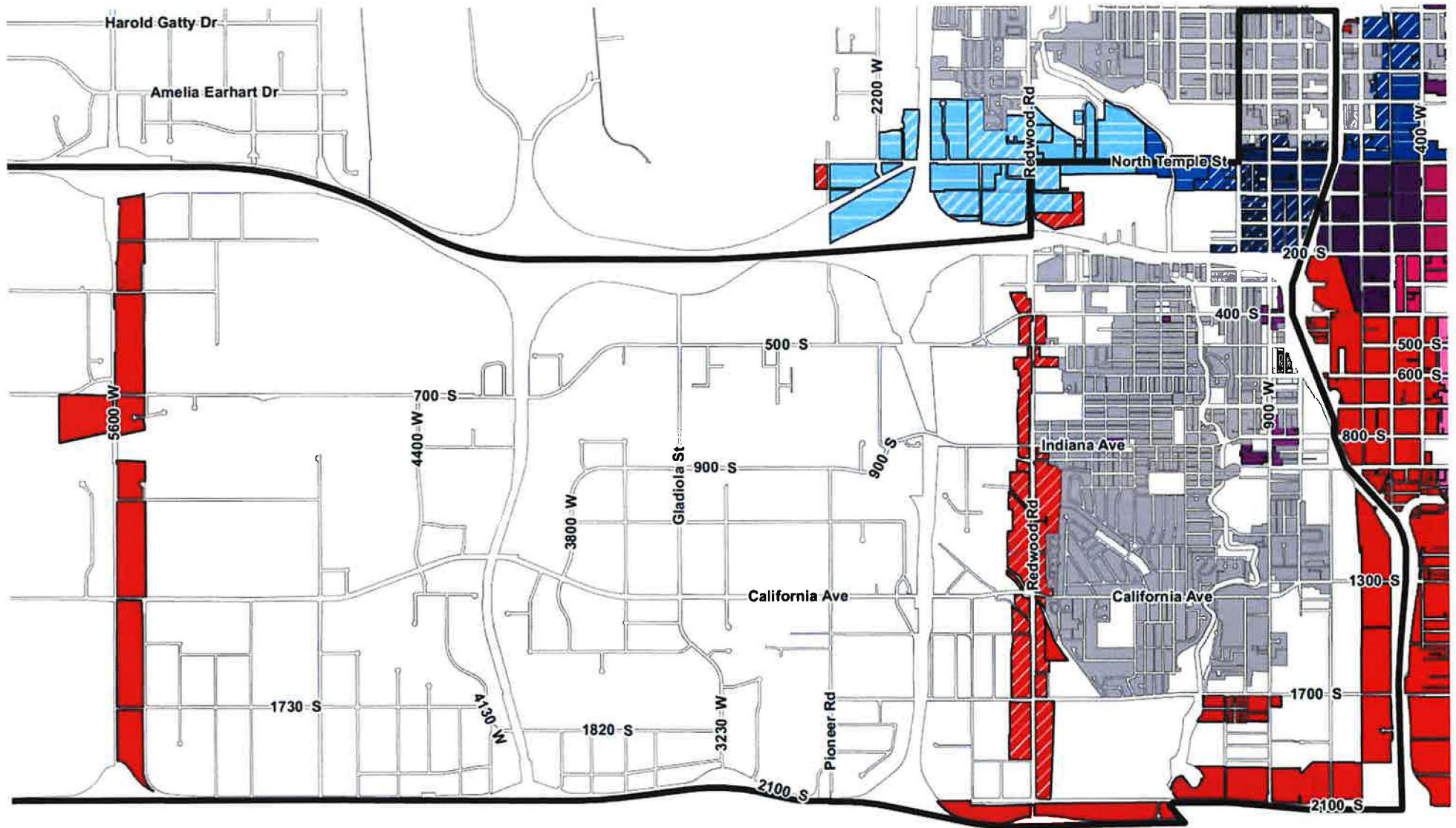
## Legend

### Zoning Districts

-  CC Commercial Corridor
-  TSA-MUEC-C Mixed Use Employment Center- Core
-  TSA-MUEC-T Mixed Use Employment Center- Transition
-  TSA-SP-C Special Purpose- Core
-  Single and Two-Family Residential Districts

 City Council District Boundary

# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 2



## Legend

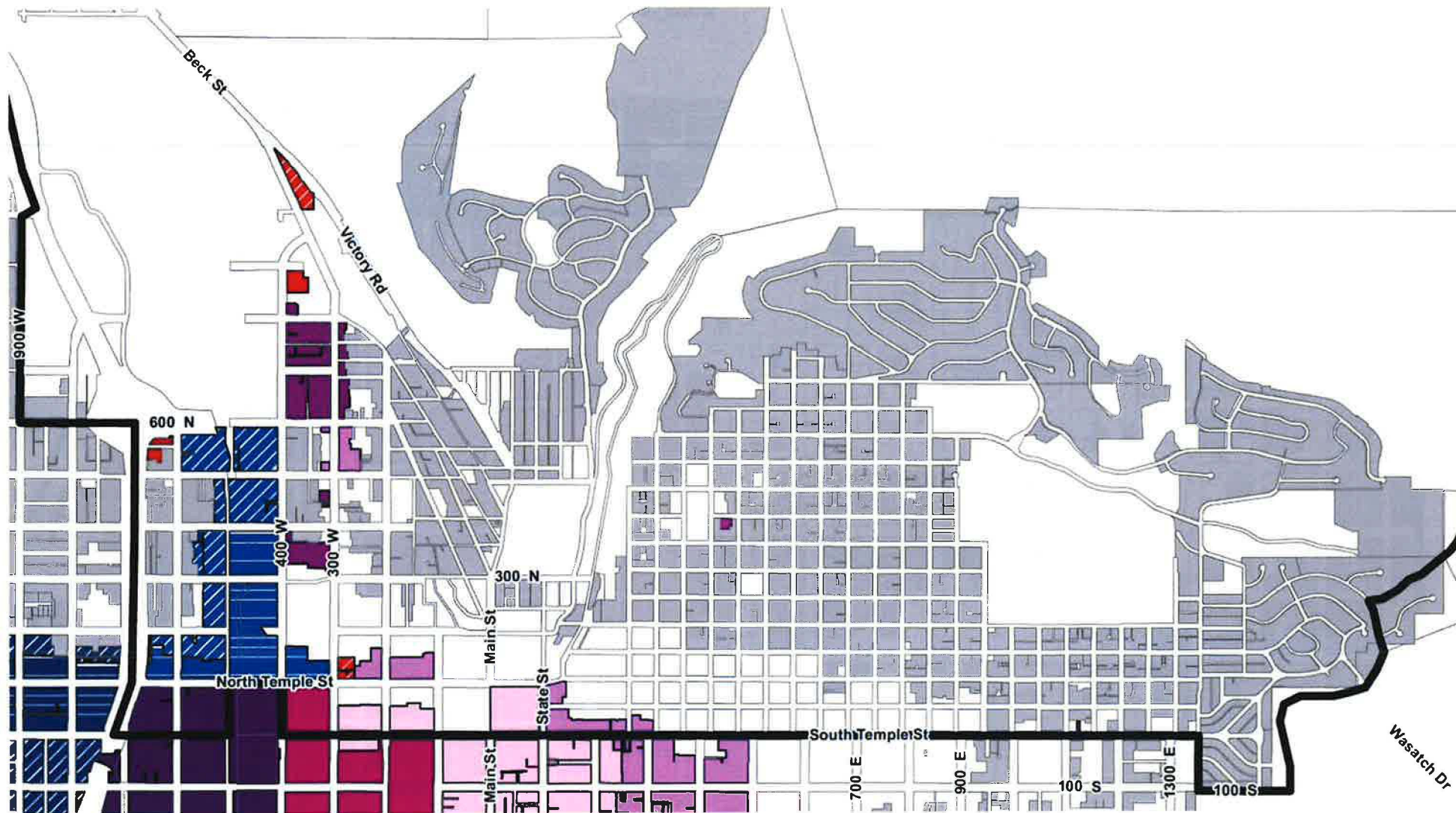
### Zoning Districts

- CC Commercial Corridor
- CG General Commercial
- R-MU-35 Residential/Mixed Use
- R-MU-45 Residential/Mixed Use
- Single and Two-Family Residential Districts

City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 3



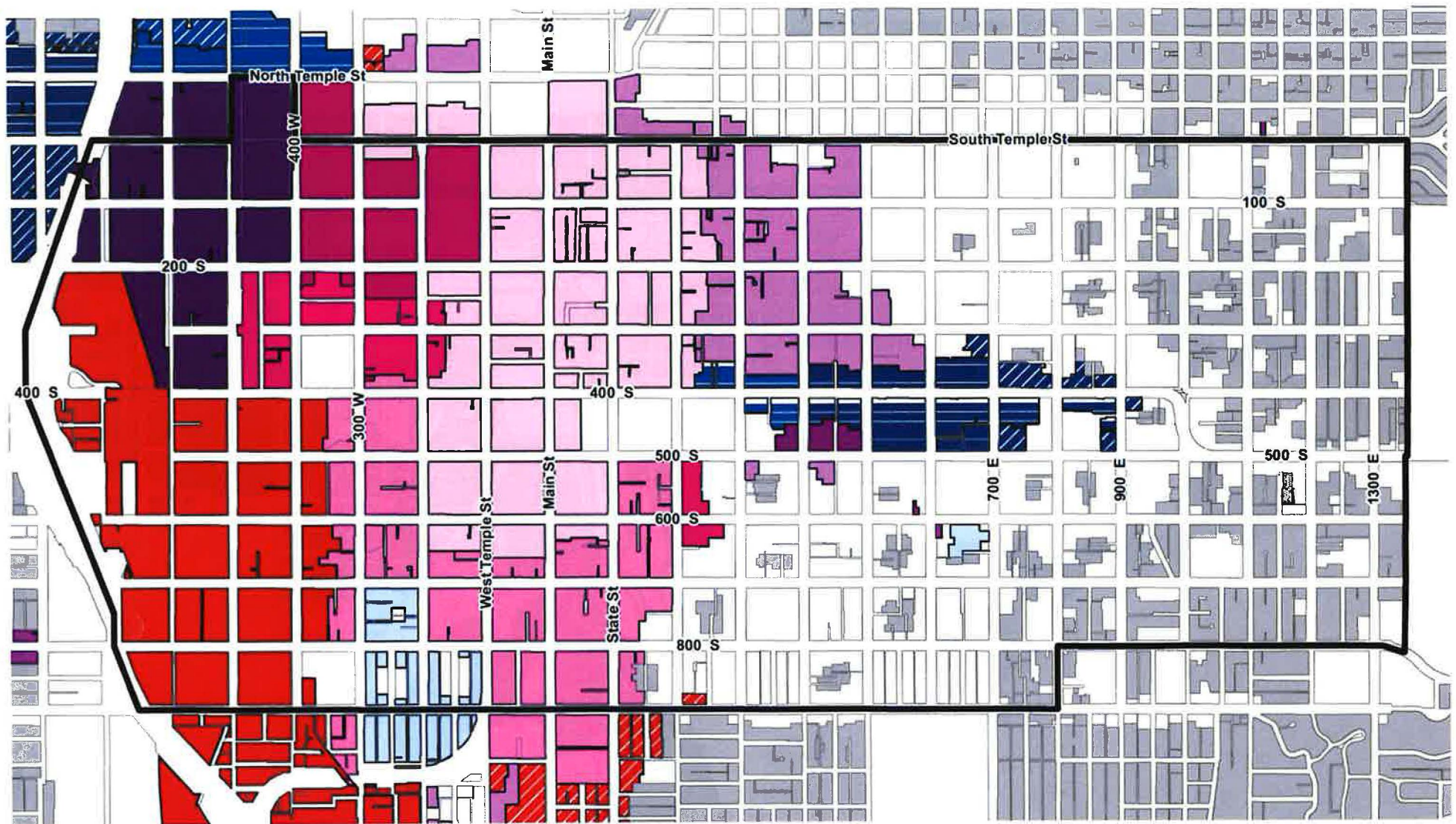
## Legend

### Zoning Districts

CC	Commercial Corridor	GMU	Gateway Mixed Use	TSA-UC-C	Urban Center- Core
CG	General Commercial	MU	Mixed Use	TSA-UC-T	Urban Center- Transition
D-1	Central Business District	R-MU	Residential/Mixed Use		Single and Two-Family Residential Districts
D-4	Downtown Secondary CBD	R-MU-35	Residential/Mixed Use		City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 4



## Legend

### Zoning Districts

CC	Commercial Corridor	D-1	Central Business District
CG	General Commercial	D-2	Downtown Support District
GMU	Gateway Mixed Use	D-3	Downtown Warehouse/Residential District
R-MU	Residential/Mixed Use	D-4	Downtown Secondary CBD
R-MU-45	Residential/Mixed Use	FB-UN2	

TSA-UC-C	Urban Center- Core
TSA-UN-C	Urban Neighborhood- Core
TSA-UN-T	Urban Neighborhood- Transition
Single and Two-Family Residential Districts	
City Council District Boundary	



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 5



## Legend Zoning Districts

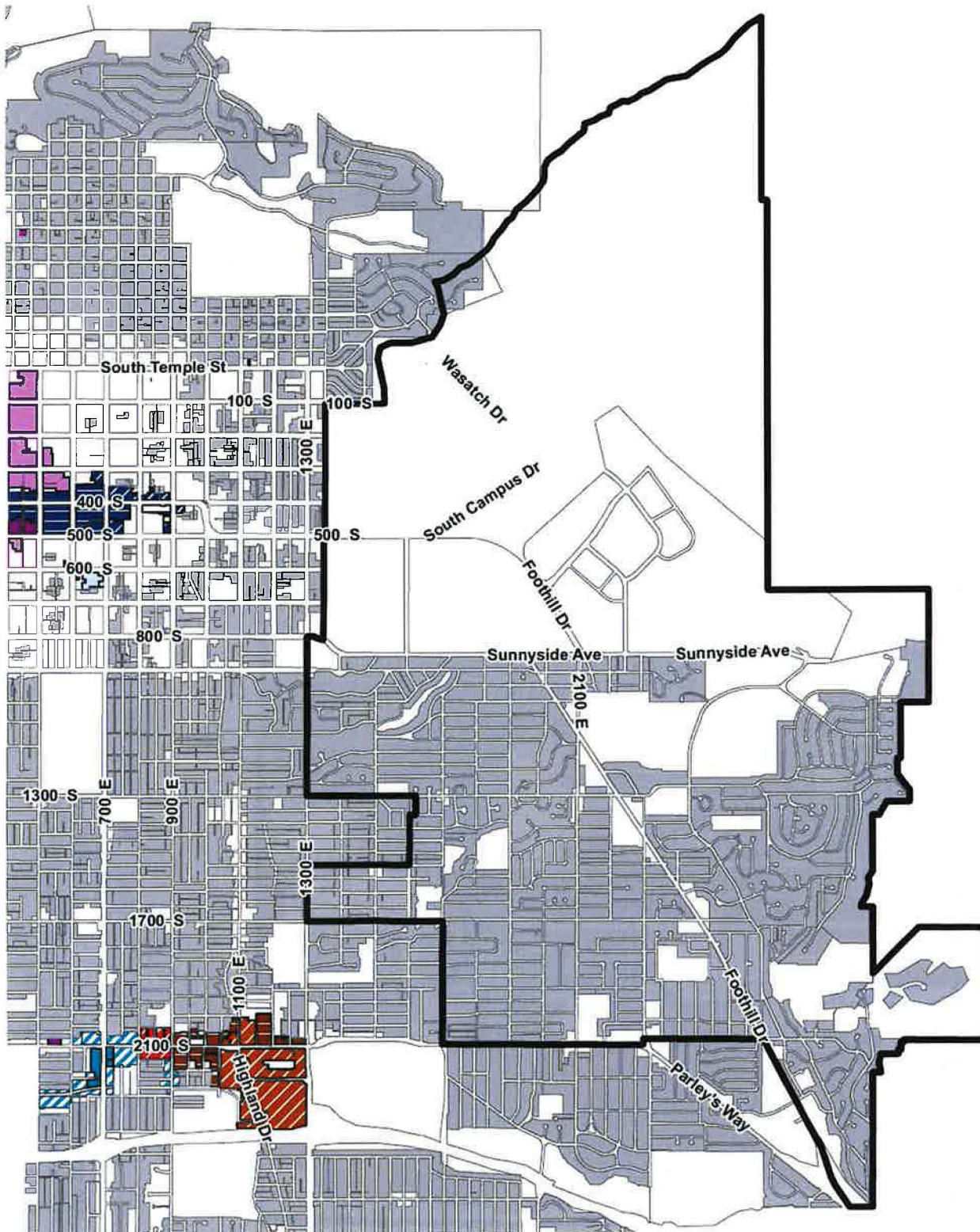
- FB-SE
- FB-UN2
- CC Commercial Corridor
- CG General Commercial
- D-2 Downtown Support District

- R-MU Residential/Mixed Use
- R-MU-35 Residential/Mixed Use
- R-MU-45 Residential/Mixed Use
- Single and Two-Family Residential Districts

City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 6



## Legend

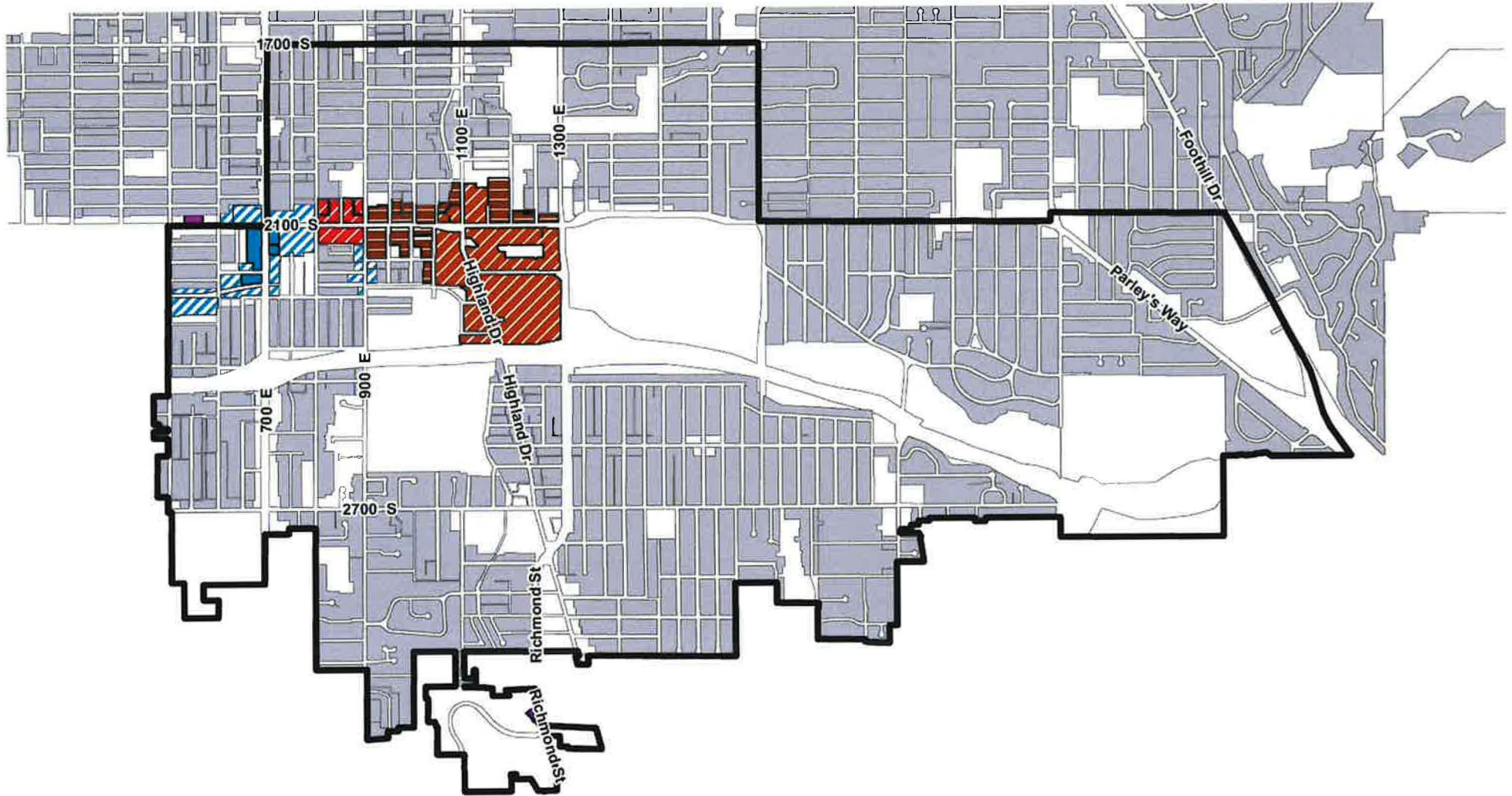
□ City Council District Boundary

## Zoning Districts

□ Single and Two-Family Residential Districts



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 7



## Legend

### Zoning Districts

- FB-SC
- FB-SE
- CC Commercial Corridor
- R-MU-35 Residential/Mixed Use

- CSHBD1 Sugar House Business District
- CSHBD2 Sugar House Business District-2
- Single and Two-Family Residential Districts

City Council District Boundary



# Single Room Occupancy (SRO) Text Amendments



## SCOPE / PURPOSE:

Amendment to sections of the Zoning Ordinance to:

- More accurately define the Single Room Occupancy (SRO) use;
- Expand the number of zoning districts that permit the use.

The intent is to implement elements of *Growing SLC: A Five Year Housing Plan* (adopted December 12, 2017).

# Single Room Occupancy (SRO) Text Amendments



## WHAT IS THE SRO HOUSING TYPE?

- A structure, or part of a structure, that contains individual rooms with combined sleeping / living areas
- Kitchen and/or restroom facilities are often included in the project as common spaces to be shared by all residents.
- Smaller rooms and shared amenities may cost less to develop, allowing builders to pass cost savings on to future tenants.

# Single Room Occupancy (SRO) Text Amendments



## WHAT IS THE SRO HOUSING TYPE?

- This is not at all a new concept.
- Today, cities facing affordable housing crises are passing ordinances that:
  - encourage / mandate the preservation of remaining SRO structures;
  - simply permit the development of the SRO use.
- A more affordable housing solution for many different types of people with varying incomes.

# Single Room Occupancy (SRO) Text Amendments



Photos from the Salt Lake Tribune



# Single Room Occupancy (SRO) Text Amendments



A bedroom in Starcity's residence in The Mission, a San Francisco neighborhood. (Starcity Photo).



Inside the communal kitchen at Starcity's Mission House, where residents gathered for "wine nights." Jason Henry for The New York Times



Shared bathrooms at the Starcity Montclair House. Jason Henry for The New York Times



# Single Room Occupancy (SRO) Text Amendments



## 1. Amend the definition of DWELLING, SINGLE ROOM OCCUPANCY (SRO) (21A.62):

- Contains individual units to house 1-2 tenants each on a weekly or monthly basis.
- Each unit consists of one combined living and sleeping room and may contain either a private kitchen or separate private bathroom, but not both.
- May include an office and/or self-contained living unit for a manager or caretaker.
- Subject to same lot and bulk requirements as the Multi-Family Dwelling use.

# Single Room Occupancy (SRO) Text Amendments



## 2. Expand the number of zoning districts that permit the SRO use (21A.33):

### LOCATION CRITERIA:

- Zoning districts with existing design standards in place
- Zoning districts that already permit uses with similar characteristics/levels of intensity
- Districts that typically have close proximity to frequent public transit
- Districts that permit/are typically located near a mix of uses to enable accessibility to employment or other amenities by foot or bicycle

**R-MU** – Residential / Mixed Use

**R-MU-35** - Residential / Mixed Use

**R-MU-45** - Residential / Mixed Use

**CC** – Corridor Commercial

**CSHBD 1 & 2** – Sugarhouse Central Business Districts

**CG** – General Commercial

**TSA** – Transit Station Areas

**FB-SC** – Form Based Special Purpose Corridor

**FB-SE** - Form Based Special Purpose Corridor

**FB-UN2** – Form Based Urban Neighborhood

**D-1** – Central Business District

**D-2** – Downtown Support District

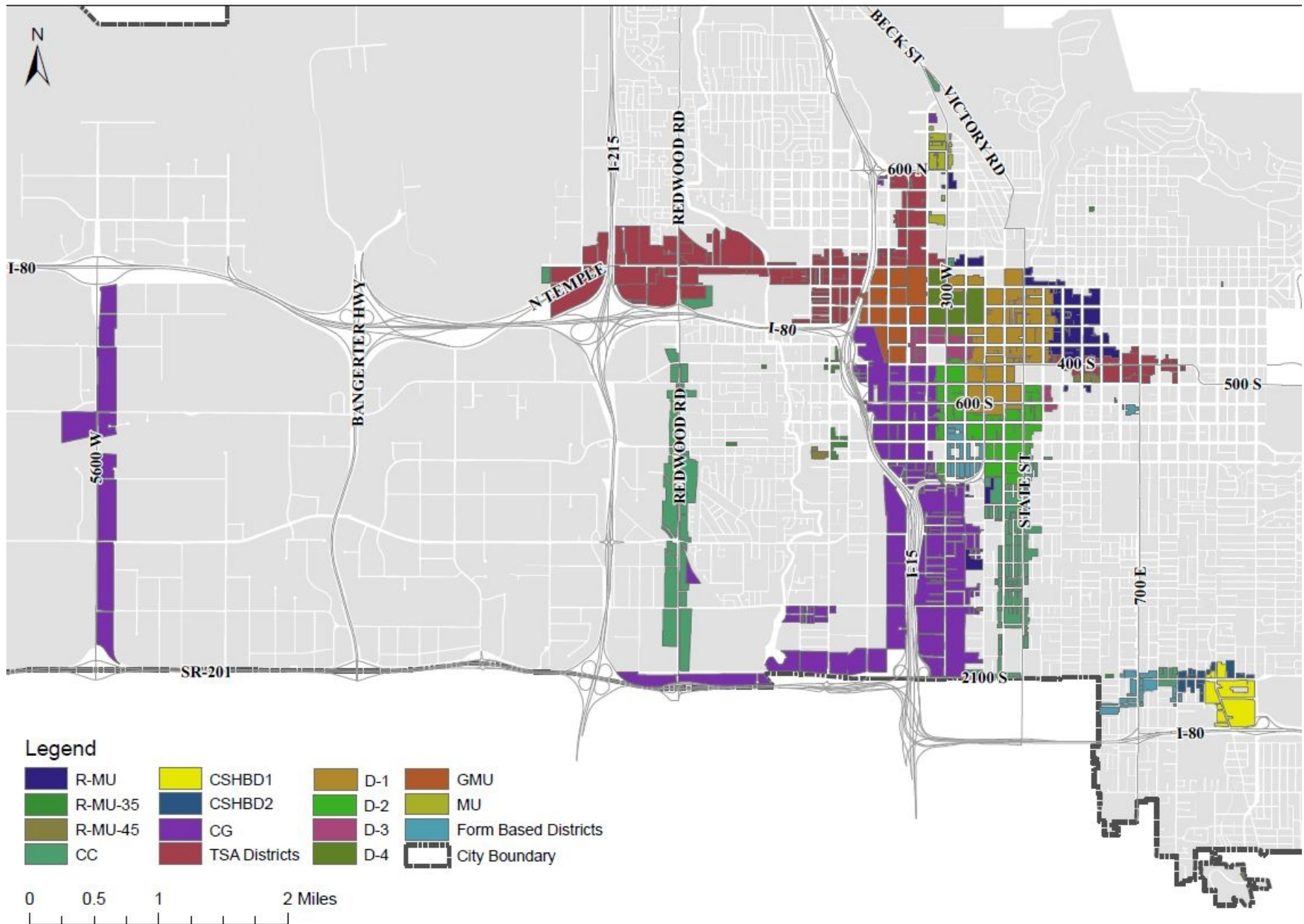
**D-3** – Downtown Warehouse / Residential

**D-4** – Downtown Secondary Central Business District

**G-MU** – Gateway Mixed Use

**MU** – Mixed Use

# Locations Proposed to Permit Single Room Occupancy (SRO) Housing Type





# Single Room Occupancy (SRO) Text Amendments



## 3. Create 21A.36.360 Qualifying Provisions for the Single Room Occupancy (SRO) use:

Recommended provisions would impose the following:

- Minimum floor areas for individual units;
- Minimum floor areas for communal areas available for use by all tenants;
- Management requirements

# Single Room Occupancy (SRO) Text Amendments



## 4. Additional Minor Amendments:

- Amendment to the definition of 'dwelling' to make it clear that the SRO use is not considered a dwelling, thus, is not limited to monthly leases and do not need to be self-contained units (21A.62);
- Minor formatting amendment to 21A.44.030 Number of Off Street Parking Spaces Required;
- Amendment to 21A.30.040 D-3 Downtown Warehouse/Residential District that adds SRO use to existing list of similar uses that are encouraged to be included in mixed-use developments.

# Single Room Occupancy (SRO) Text Amendments



## PLANNING COMMISSION MEETINGS AND PUBLIC COMMENTS:

Primary concerns raised by the public and discussed at the three (3) Planning Commission meetings included:

- Potential effects on single-family residential neighborhoods, even if SRO structures were in zones adjacent to, but not directly in, the neighborhoods;
- SRO housing should be a conditional use rather than a permitted use;
- Concentration of SRO structures within a geographic area;
- Ensuring adequate management of the housing

# Single Room Occupancy (SRO) Text Amendments



## GROWING SLC: A FIVE YEAR HOUSING PLAN:

**Goal 1:** Reform City practices to promote a responsive, affordable, high-opportunity housing market.

- *Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.*
- *Objective 2: Remove impediments in City processes to encourage housing development.*

**Goal 2:** Increase housing opportunities and stability for cost-burdened households.

- *Objective 3: Stabilize very low-income renters.*

**Goal 3:** Build a more equitable city.

- *Objective 3: Implement life cycle housing principles in neighborhoods throughout the city.*



CITY COUNCIL TRANSMITTAL

  
Patrick Leary, Chief of Staff

Date Received: January 31, 2019  
Date sent to Council: February 4, 2019

TO: Salt Lake City Council  
Charlie Luke, Chair

DATE: January 31, 2019

FROM: Mike Reberg, Director Department of Community & Neighborhoods

  
SUBJECT: Petition PLNPCM2018-00066 - Single Room Occupancy (SRO) Text Amendments

STAFF CONTACT: Ashley Scarff, Principal Planner  
801-535-7660, [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the Planning Commission's recommendation to approve the proposed zoning text amendments related to the Single Room Occupancy (SRO) use.

BUDGET IMPACT: None

**BACKGROUND/DISCUSSION:**

On January 30, 2018, Mayor Jackie Biskupski initiated a petition requesting that the Planning Division amend sections of the Zoning Ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the City for this use, with the intent of implementing elements of the recently-adopted *Growing SLC: A Five Year Housing Plan*.

The SRO housing type can generally be described as a structure, or part of a structure, that contains individual rooms with combined sleeping and living areas. Kitchen and/or toilet facilities are often included in the project as common spaces to be shared by all residents. Due to having smaller rooms and shared amenities, the SRO housing type may cost developers less to build, allowing them to pass the savings on to future tenants via reduced rental rates.

The following section provides a summary of the proposed SRO Zoning Text Amendments that received a positive recommendation by the Planning Commission on November 14, 2018. For further details please refer to the Staff Report and Memos contained in Exhibit 3.

### **Summary of Proposed Zoning Text Amendments**

#### **1. Amend the definition of DWELLING, SINGLE ROOM OCCUPANCY (SRO) (21A.62):**

The Zoning Ordinance currently defines the SRO dwelling use more like a studio apartment, stipulating that each individual unit must be self-contained (have all amenities located within the unit), and shall not exceed 500 square feet in size. This definition inhibits the development of true SRO housing, which typically includes common kitchen or toilet facilities that are shared between tenants.

In addition, per definitions contained in the Zoning Ordinance, the “dwelling” designation makes it so the use would need to be occupied/rented on a monthly basis. A weekly rental option is important for this type of use as it would **1)** allow those who cannot afford a full months’ rent to procure shelter with smaller payments, and **2)** provide management with the ability to immediately evict tenants who aren’t following the rules, without waiting until the tenant’s month-long lease period ends.

The proposed definition of SRO, below, is meant to accurately reflect the SRO use while permitting the weekly rental of this type of housing.

*A building, or portion thereof, that is designated for residential purposes and contains individual units to house 1-2 tenants each on a weekly or monthly basis. Each individual unit consists of one combined living and sleeping room and may contain either a private kitchen or separate private bathroom, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with the tenants of other SRO units. An SRO may include an office for the purpose of managing the SRO units and common facilities, and/or one self-contained unit with private kitchen and bathroom facilities for a caretaker or manager. The SRO use shall be subject to the same lot and bulk requirements as the Multi-Family Dwelling use.*

#### **2. Expand the number of zoning districts that permit the SRO use (21A.33):**

The Zoning Ordinance significantly limits where the SRO use can be located within the City. Four (4) location criteria were used to identify additional zoning districts where the use may be appropriate:

- Districts with existing design standards in place;
- Districts that already permit uses with similar characteristics/levels of intensity;
- Districts that typically have close proximity to frequent public transit;
- Districts that permit/are typically located near a mix of uses to enable accessibility to employment or other amenities by foot or bicycle.

The Planning Commission is recommending the adoption of text amendments to make the SRO use a permitted use in the following zoning districts (map included in the Staff Report in Exhibit

3A). Please note that the SRO use is already a permitted use in the TSA and FB-UN-2 zoning districts.

**R-MU** – Residential / Mixed Use

**R-MU-35** – Residential / Mixed Use

**R-MU-45** – Residential / Mixed Use

**CC** – Corridor Commercial

**CSHBD 1 & 2** – Sugarhouse Central Business Districts

**CG** – General Commercial

**TSA** – Transit Station Areas (already permitted in this zone)

**FB-SC** – Form Based Special Purpose Corridor

**FB-SE** – Form Based Special Purpose Corridor

**FB-UN2** – Form Based Urban Neighborhood (already permitted in this zone)

**D-1** – Central Business District

**D-2** – Downtown Support District

**D-3** – Downtown Warehouse / Residential

**D-4** – Downtown Secondary Central Business District

**G-MU** – Gateway Mixed Use

**MU** – Mixed Use

### **3. Create 21A.36.360 Qualifying Provisions for the Single Room Occupancy (SRO) Use:**

This proposal includes the creation of a new section in the Zoning Ordinance that would apply “qualifying provisions” to proposed SRO developments. Recommended provisions would impose the following:

- Minimum floor areas for individual units;
- Minimum floor areas for communal areas that are available for use by all tenants;
- Management requirements.

### **4. Additional Minor Amendments:**

The text amendment proposal includes three (3) additional minor amendments that are meant to ensure clarity and consistency in the Zoning Ordinance. They include:

- Amendment to the definition of “dwelling” that makes it clear that the SRO use is not considered a dwelling, thus, is not limited to monthly leases and do not need to be self-contained units (21A.62);
- Amendment to 21A.44.030 Number of Off Street Parking Spaces Required that separates the SRO use from the “multiple-family dwellings” classification—minimum required parking ratio for the use would not change;
- Amendment to 21A.30.040 D-3 Downtown Warehouse/Residential District that adds the SRO use to an existing list of similar uses that are encouraged to be included in a mixed use development in the D-3 zone.

### **Planning Commission**

This petition was initially presented to the Planning Commission at a public hearing held on **June 27, 2018**. A public hearing was held, but no one present wished to speak. The Commission tabled the item in order to give Staff time to research four specific topic areas, which are addressed in the July 11 Staff Report contained in Exhibit 3B of this packet.

Staff addressed the afore-mentioned concerns at the **July 11, 2018** meeting. As the public hearing was closed at the June 27 meeting, no public comment was taken; however, the Sugar House Community Council had emailed Staff since the last meeting and expressed concern regarding the need for additional public engagement. The Commission again made a motion to table the item to a future date, with a request for Staff to investigate additional areas of concern/interest. The Commissioners also moved to reopen the public hearing for the item.

The SRO Text Amendments were placed on the **November 14, 2018** meeting agenda, where Staff responded to each of the areas of concern included in the July 11 motion, and outlined how the suggestions were/were not incorporated into the latest proposal. Staff received multiple public comments in writing after the Staff Report was published online, and seven (7) individuals spoke during the public hearing—all written comments and a summary of the spoken comments can be found in Exhibit 3C of this packet.

Following the public hearing, the Planning Commission debated on whether SROs should require conditional use approval, but ultimately voted (5 to 3) to forward a positive recommendation on the text amendments, keeping Staff's recommendation that SROs be allowed as permitted uses.

#### **PUBLIC PROCESS:**

##### **Open House:**

Because this zoning text amendment impacts multiple community council areas, Staff held an Open House event on March 15, 2018, at the City & County Building. Emailed notice of the Open House was sent on March 5, 2018, and was the first public notification that the Community Councils received regarding this petition.

##### **Community Council Notice:**

Staff emailed the informational materials that were available at the Open House event to all Community Council Chairs on March 15, 2018. This was the second notice that the Community Councils received regarding the SRO text amendments. Only one of the Chairs requested clarification on the proposed amendments via email.

##### **Notice to Local Housing Entities:**

Staff gathered a list of local housing stakeholders and organizations who may be interested in the proposed zoning text amendment, and emailed them informational materials on March 15, 2018. These contacts (Exhibit 5) were also mailed paper notices for all three (3) Planning Commission meetings.

##### **Planning Commission:**

The Planning Commission held an initial public hearing on June 27, 2018, and tabled the item until July 11, 2018. No public hearing was held on July 11, but the motion made that evening reopened the public hearing for the next meeting, which was ultimately held on November 14, 2018. No one was present to make public comment at the June 27 meeting, and seven (7) individuals provided comment during the public hearing on November 14.



**Additional Meetings:**

Planning Division Staff also met in person with the Housing Authority of Salt Lake City, and multiple housing entities and stakeholders at two (2) of the task force meetings related to the State's proposed housing affordability legislation. Planning Staff also toured the Rio Grande Hotel, one of the only known true SROs currently in operation in Salt Lake City.

**EXHIBITS:**

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission Meetings
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# LEGISLATIVE DRAFT

## SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2019

(An ordinance amending various sections of Title 21A  
of the *Salt Lake City Code* pertaining to single room occupancy (SRO) uses)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining  
to single room occupancy (SRO) uses pursuant to Petition No. PLNPCM2018-00066.

WHEREAS, the Salt Lake City Planning Commission held public hearings on June 27, 2018  
and November 14, 2018 to consider a request by Salt Lake City Mayor Jacqueline Biskupski  
(Petition No. PLNPCM2018-00066) to clarify the definition and appropriate locations of single  
room occupancy (SRO) uses and amend Subsection 21A.30.040.C.1; Sections 21A.33.020,  
21A.33.030, 21A.33.035, 21A.33.050, 21A.33.060, 21A.33.070, 21A.33.080, 21A.36.360;  
Subsection 21A.44.030.G.1; Section 21A.60.020; and Section 21A.62.040 of the *Salt Lake City Code*;  
and

WHEREAS, at its November 14, 2018 hearing, the planning commission voted in favor of  
recommending to the Salt Lake City Council that the city council amend the above listed sections of  
Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, the Salt Lake City Council finds, after holding a public hearing on this  
matter, that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Text of *Salt Lake City Code* Subsection 21A.30.040.C.1. That  
Subsection 21A.30.040.C.1 (Zoning: Downtown Districts: D-3 Downtown Warehouse/Residential

## LEGISLATIVE DRAFT

District: Controls over Mixed Use) of the *Salt Lake City Code* shall be and hereby is amended to read as follows:

1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, single room occupancy (SRO), boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;

SECTION 2. Amending the Text of *Salt Lake City Code* Section 21A.33.020. That Section 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses for Residential Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	FR- 1/43, 560	FR- 2/21, 780	FR- 3/12, 000	R- 1/12, 000	R- 1/7, 000	R- 1/5, 000	SR -1	SR -2	SR -3	R -2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	R- MU- 35	R- MU- 45	R- MU	RO
<u>Single room occupancy (SRO)</u>															<u>P</u>	<u>P</u>	<u>P</u>	

SECTION 3. Amending the Text of *Salt Lake City Code* Section 21A.33.030. That Section 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts) shall be and hereby is amended to modify the use category titled, “Single room occupancy” in the Table of Permitted and Conditional Uses for Commercial Districts to read and appear as follows:

	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	SNB
Single room occupancy ( <u>SRO</u> )				<u>P</u>	<u>P</u>	<u>P</u>	

## LEGISLATIVE DRAFT

SECTION 4. Amending the Text of *Salt Lake City Code* Section 21A.33.035. That Section 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts) shall be and hereby is amended to modify the use category titled, “Single room occupancy” in the Table of Permitted and Conditional Uses for Transit Station Area Districts to read and appear as follows:

	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Single room occupancy (SRO)	P	P	P	P	P	P	P	P

SECTION 5. Amending the Text of *Salt Lake City Code* Section 21A.33.050. That Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses for Downtown Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	D-1	D-2	D-3	D-4
<u>Single room occupancy (SRO)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

SECTION 6. Amending the Text of *Salt Lake City Code* Section 21A.33.060. That Section 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the Gateway District) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses in the Gateway District, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	G-MU
--	------

## LEGISLATIVE DRAFT

<u>Single room occupancy (SRO)</u>
------------------------------------

<u>P</u>
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SECTION 7. Amending the Text of Salt Lake City Code Section 21A.33.070. That Section 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses for Special Purpose Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
<u>Single room occupancy (SRO)</u>																	<u>P</u>

SECTION 8. Amending the Text of Salt Lake City Code Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in Form Based Districts) shall be and hereby is amended to modify the use category titled “Single room occupancy” in the Table of Permitted and Conditional Uses in Form Based Districts to read and appear as follows:

	FB-UN1	FB-UN2	FB-SC	FB-SE
<u>Single room occupancy (SRO)</u>		P	<u>P</u>	<u>P</u>

SECTION 9. Adopting Section 21A.36.360 of Salt Lake City Code. That Chapter 21A.36 of the *Salt Lake City Code* (Zoning: General Provisions) shall be and hereby is amended to adopt a new Section 21A.36.360, which shall read and appear as follows:

21A.36.360: QUALIFYING PROVISIONS FOR THE SINGLE ROOM OCCUPANCY (SRO) USE:

## LEGISLATIVE DRAFT

The single room occupancy (SRO) use, as defined in Chapter 21A.62 of this title, shall be allowed in zoning districts identified in Chapter 21A.33 “Land Use Tables,” and are subject to the following provisions:

A. Minimum Floor Area of Units: Each individual unit shall contain a minimum of 100 square feet of floor area for a single tenant, or a minimum of 120 square feet of floor area for two (2) tenants.

1. The floor area of each individual unit shall be calculated as the sum of the gross horizontal area of the unit measured from the interior face of interior walls.

2. Calculation of this area shall not include the areas consumed by separate private bathroom amenities, closet/storage, or mechanical areas included within the individual unit.

B. Communal Areas: Communal areas including, but not limited to, libraries, lounges, recreation rooms, dining rooms, laundry rooms, and meeting rooms that are accessible to all residents of the SRO with sufficient accommodations for socializing and meeting shall be provided, and shall meet the following requirements:

1. The total amount of communal area shall have a floor area that is a minimum of 15 percent (15%) of the total floor area of all individual units.

a. The total floor area of all units shall be calculated by totaling the floor area of each individual unit (using the methodology outlined in Subsection 21A.36.360.A above) plus the areas consumed by any separate private bathroom amenities, closet/storage, or mechanical areas included within the individual units.

b. Service areas including, but not limited to, hallways and corridors, storage areas (including bicycle storage), operations and maintenance areas, or management areas and offices may not be counted toward the communal area requirement.

C. Management:

1. A property manager shall be on site twenty-four (24) hours a day, who will be responsible for the conduct, operation, and maintenance of the SRO;

2. All communal areas that are accessible to all tenants of the SRO shall be continuously monitored by security cameras.

## LEGISLATIVE DRAFT

SECTION 10. Amending the Text of *Salt Lake City Code* Subsection 21A.44.030.G.1. That

Table 21A.44.030 under Subsection 21A.44.030.G.1 of the *Salt Lake City Code* (Zoning: Off Street

Parking, Mobility and Loading: Number of Off Street Parking Spaces Required: Schedule of

Minimum Off Street Parking Requirements) shall be and hereby is amended as follows:

a. Amending the use category “Multiple-family dwellings.” That the use category

titled “Multiple-family dwellings” shall be amended to read and appear as

follows:

Residential		
	Multiple-family dwellings <sup>1</sup>	2 parking spaces for each dwelling unit containing 2 or more bedrooms  1 parking space for 1 bedroom and efficiency dwelling  <del><sup>1</sup>/<sub>2</sub> parking space for single room occupancy dwellings (600 square foot maximum)</del>

b. Adding the use category “Single room occupancy (SRO).” That a new use

category titled, “Single room occupancy (SRO)” shall be added to the Schedule

of Minimum Off Street Parking Requirements, which use category shall be

inserted into that table in alphabetical order under “Residential” and shall read

and appear in that table as follows:

Residential		
	<u>Single room occupancy (SRO)</u>	<u><sup>1</sup>/<sub>2</sub> parking space per individual unit</u>

SECTION 11. Amending the Text of *Salt Lake City Code* Section 21A.60.020. That Section

21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms), shall be and

hereby is amended to read as follows:

## LEGISLATIVE DRAFT

Amending the term “Dwelling, single room occupancy.” That the term “Dwelling, single room occupancy” shall be amended as follows and alphabetically replaced in the list of defined terms:

~~Dwelling, s~~Single room occupancy (SRO)

SECTION 12. Amending the Text of *Salt Lake City Code* Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall be and hereby is amended as follows:

- a. Amending the definition of “Dwelling.” That the definition of “Dwelling” shall be amended to read as follows:

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, ~~apartment hotels~~ single room occupancy (SRO) establishments, boarding houses and lodging houses.

- b. Amending the definition of “Dwelling, single room occupancy.” That the definition of “Dwelling, single room occupancy” shall be amended to read as follows:

~~DWELLING, SINGLE ROOM OCCUPANCY (SRO): A residential dwelling facility containing individual, self-contained, dwelling units none of which may exceed five hundred (500) square feet in size.~~ A building, or portion thereof, that is designated for residential purposes and contains individual units to house 1-2 tenants each on a weekly or monthly basis. Each individual unit consists of one combined living and sleeping room and may contain either a private kitchen or separate private bathroom, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with the tenants of other SRO units. An SRO may include an office for the purpose of managing the SRO units and common facilities, and/or one self-contained unit with private kitchen and bathroom facilities for a caretaker or manager. The SRO use shall be subject to the same lot and bulk requirements as the Multi-Family Dwelling use.



LEGISLATIVE DRAFT

SECTION 13. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this \_\_\_\_\_ day of

\_\_\_\_\_, 2019.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2019.

Published: \_\_\_\_\_.

**APPROVED AS TO FORM**  
Salt Lake City Attorney's Office

Date: \_\_\_\_\_

By: \_\_\_\_\_  
*Allison Parks, Assistant City Attorney*

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2019  
(An ordinance amending various sections of Title 21A  
of the *Salt Lake City Code* pertaining to single room occupancy (SRO) uses)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to single room occupancy (SRO) uses pursuant to Petition No. PLNPCM2018-00066.

WHEREAS, the Salt Lake City Planning Commission held public hearings on June 27, 2018 and November 14, 2018 to consider a request by Salt Lake City Mayor Jacqueline Biskupski (Petition No. PLNPCM2018-00066) to clarify the definition and appropriate locations of single room occupancy (SRO) uses and amend Subsection 21A.30.040.C.1; Sections 21A.33.020, 21A.33.030, 21A.33.035, 21A.33.050, 21A.33.060, 21A.33.070, 21A.33.080, 21A.36.360; Subsection 21A.44.030.G.1; Section 21A.60.020; and Section 21A.62.040 of the *Salt Lake City Code*; and

WHEREAS, at its November 14, 2018 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend the above listed sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, the Salt Lake City Council finds, after holding a public hearing on this matter, that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Text of *Salt Lake City Code* Subsection 21A.30.040.C.1. That Subsection 21A.30.040.C.1 (Zoning: Downtown Districts: D-3 Downtown Warehouse/Residential District: Controls over Mixed Use) of the *Salt Lake City Code* shall be and hereby is amended to read as follows:

1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, single room occupancy (SRO), boarding house, bed

and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;

SECTION 2. Amending the Text of *Salt Lake City Code* Section 21A.33.020. That Section 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses for Residential Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	FR- 1/43, 560	FR- 2/21, 780	FR- 3/12, 000	R- 1/12, 000	R- 1/7, 000	R- 1/5, 000	SR -1	SR -2	SR -3	R -2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	R- MU- 35	R- MU- 45	R- MU	RO
Single room occupancy (SRO)															P	P	P	

SECTION 3. Amending the Text of *Salt Lake City Code* Section 21A.33.030. That Section 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts) shall be and hereby is amended to modify the use category titled, “Single room occupancy” in the Table of Permitted and Conditional Uses for Commercial Districts to read and appear as follows:

	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	SNB
Single room occupancy (SRO)				P	P	P	

SECTION 4. Amending the Text of *Salt Lake City Code* Section 21A.33.035. That Section 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts) shall be and hereby is amended to modify the use

category titled, “Single room occupancy” in the Table of Permitted and Conditional Uses for Transit Station Area Districts to read and appear as follows:

	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Single room occupancy (SRO)	P	P	P	P	P	P	P	P

SECTION 5. Amending the Text of Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses for Downtown Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	D-1	D-2	D-3	D-4
Single room occupancy (SRO)	P	P	P	P

SECTION 6. Amending the Text of Salt Lake City Code Section 21A.33.060. That Section 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the Gateway District) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses in the Gateway District, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	G-MU
Single room occupancy (SRO)	P

SECTION 7. Amending the Text of Salt Lake City Code Section 21A.33.070. That Section 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and

Conditional Uses for Special Purpose Districts) shall be and hereby is amended to add a new use category titled, “Single room occupancy (SRO)” to the Table of Permitted and Conditional Uses for Special Purpose Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Single room occupancy (SRO)																	P

SECTION 8. Amending the Text of Salt Lake City Code Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in Form Based Districts) shall be and hereby is amended to modify the use category titled “Single room occupancy” in the Table of Permitted and Conditional Uses in Form Based Districts to read and appear as follows:

	FB-UN1	FB-UN2	FB-SC	FB-SE
Single room occupancy (SRO)		P	P	P

SECTION 9. Adopting Section 21A.36.360 of Salt Lake City Code. That Chapter 21A.36 of the *Salt Lake City Code* (Zoning: General Provisions) shall be and hereby is amended to adopt a new Section 21A.36.360, which shall read and appear as follows:

**21A.36.360: QUALIFYING PROVISIONS FOR THE SINGLE ROOM OCCUPANCY (SRO) USE:**

The single room occupancy (SRO) use, as defined in Chapter 21A.62 of this title, shall be allowed in zoning districts identified in Chapter 21A.33 “Land Use Tables,” and are subject to the following provisions:

A. Minimum Floor Area of Units: Each individual unit shall contain a minimum of 100 square feet of floor area for a single tenant, or a minimum of 120 square feet of floor area for two (2) tenants.

1. The floor area of each individual unit shall be calculated as the sum of the gross horizontal area of the unit measured from the interior face of interior walls.
2. Calculation of this area shall not include the areas consumed by separate private bathroom amenities, closet/storage, or mechanical areas included within the individual unit.

B. Communal Areas: Communal areas including, but not limited to, libraries, lounges, recreation rooms, dining rooms, laundry rooms, and meeting rooms that are accessible to all residents of the SRO with sufficient accommodations for socializing and meeting shall be provided, and shall meet the following requirements:

1. The total amount of communal area shall have a floor area that is a minimum of 15 percent (15%) of the total floor area of all individual units.
  - a. The total floor area of all units shall be calculated by totaling the floor area of each individual unit (using the methodology outlined in Subsection 21A.36.360.A above) plus the areas consumed by any separate private bathroom amenities, closet/storage, or mechanical areas included within the individual units.
  - b. Service areas including, but not limited to, hallways and corridors, storage areas (including bicycle storage), operations and maintenance areas, or management areas and offices may not be counted toward the communal area requirement.

C. Management:

1. A property manager shall be on site twenty-four (24) hours a day, who will be responsible for the conduct, operation, and maintenance of the SRO;
2. All communal areas that are accessible to all tenants of the SRO shall be continuously monitored by security cameras.

SECTION 10. Amending the Text of Salt Lake City Code Subsection 21A.44.030.G.1. That Table 21A.44.030 under Subsection 21A.44.030.G.1 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Number of Off Street Parking Spaces Required: Schedule of Minimum Off Street Parking Requirements) shall be and hereby is amended as follows:

- a. Amending the use category “Multiple-family dwellings.” That the use category titled “Multiple-family dwellings” shall be amended to read and appear as follows:

Residential	
	Multiple-family dwellings <sup>1</sup>
	2 parking spaces for each dwelling unit containing 2 or more bedrooms  1 parking space for 1 bedroom and efficiency dwelling

- b. Adding the use category “Single room occupancy (SRO).” That a new use category titled, “Single room occupancy (SRO)” shall be added to the Schedule of Minimum Off Street Parking Requirements, which use category shall be inserted into that table in alphabetical order under “Residential” and shall read and appear in that table as follows:

Residential	
	Single room occupancy (SRO)
	½ parking space per individual unit

SECTION 11. Amending the Text of *Salt Lake City Code* Section 21A.60.020. That Section 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms), shall be and hereby is amended to read as follows:

Amending the term “Dwelling, single room occupancy.” That the term “Dwelling, single room occupancy” shall be amended as follows and alphabetically replaced in the list of defined terms:

Single room occupancy (SRO)

SECTION 12. Amending the Text of Salt Lake City Code Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall be and hereby is amended as follows:

- a. Amending the definition of “Dwelling.” That the definition of “Dwelling” shall be amended to read as follows:

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, single room occupancy (SRO) establishments, boarding houses and lodging houses.

- b. Amending the definition of “Dwelling, single room occupancy.” That the definition of “Dwelling, single room occupancy” shall be amended to read as follows:

SINGLE ROOM OCCUPANCY (SRO): A building, or portion thereof, that is designated for residential purposes and contains individual units to house 1-2 tenants each on a weekly or monthly basis. Each individual unit consists of one combined living and sleeping room and may contain either a private kitchen or separate private bathroom, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with the tenants of other SRO units. An SRO may include an office for the purpose of managing the SRO units and common facilities, and/or one self-contained unit with private kitchen and bathroom facilities for a caretaker or manager. The SRO use shall be subject to the same lot and bulk requirements as the Multi-Family Dwelling use.

SECTION 13. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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CHAIRPERSON



ATTEST:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2019.  
Published: \_\_\_\_\_.

**APPROVED AS TO FORM**  
Salt Lake City Attorney's Office

Date: Jan 22, 2017

By:   
Allison Parks, Assistant City Attorney

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## **1. PROJECT CHRONOLOGY**

## PROJECT CHRONOLOGY

**Petition:** PLNPCM2018-00066

January 30, 2018	The mayor initiated a petition requesting that the Planning Division amend sections of the Zoning Ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the City for the use.
February 6, 2018	Petition PLNPCM2018-00066 assigned to Ashley Scarff, Principal Planner, for staff analysis and processing.
March 5, 2018	Public notice for March 15 Open House event emailed to Planning Division listserv, including all Community Councils.
March 15, 2018	Email containing preliminary information sent to all Community Council Chairs informing them of the proposed text amendments, and that Planning Commission and City Council meetings would be scheduled in the future.
	Email containing preliminary information sent to a compiled list of local housing stakeholders and organizations who may be interested in the text amendments.
June 14, 2018	Public notice for June 27 Planning Commission meeting posted on City and State websites and emailed to Planning Division listserv. Notice postcards mailed to list of local housing stakeholders and organizations.
June 16, 2018	Public hearing notice for June 27 Planning Commission meeting published in newspaper.
June 27, 2018	Planning Commission reviewed the proposal and conducted a public hearing. Item was tabled to a future meeting.
June 28, 2018	Public notice for July 11 Planning Commission meeting posted on City and State websites and emailed to Planning Division listserv. Notice postcards mailed to list of local housing stakeholders and organizations.
July 11, 2018	Planning Commission reviewed the proposal for a second time, and again tabled the item to a future meeting. The public hearing was reopened for the next meeting.
November 1, 2018	Public notice for July 11 Planning Commission meeting posted on City and State websites and emailed to Planning Division listserv. Notice postcards mailed to list of local housing stakeholders and organizations.

- November 3, 2018      Public hearing notice for July 11 Planning Commission meeting published in newspaper.
- November 14, 2018      Planning Commission reviewed the proposal for a third time, and conducted a second public hearing on the item. The Commission voted 5-3 to send a positive recommendation to the City Council. Details can be found within the transmittal.
- November 15, 2018      Ordinance Requested from City Attorney's office.

## **2. NOTICE OF CITY COUNCIL HEARING**

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petition **PLNPCM2018-00066 Single Room Occupancy (SRO) Text Amendments** - A request by Mayor Jackie Biskupski to amend sections of the Zoning Ordinance to better define the SRO housing type, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted *Growing SLC: A Five-Year Housing Plan*. The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, 21A.36 General Provisions, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this proposal.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

**DATE:**

**TIME:** 7:00 p.m.

**PLACE:** Room 315  
City & County Building  
451 South State Street  
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Ashley Scarff at 801-535-7660 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com).

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at [council.comments@slcgov.com](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.

**3A. PLANNING COMMISSION HEARING – JUNE 27, 2018**  
**i. AGENDA AND MINUTES**



# **SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

## **AMENDED**

**In Room 326 of the City & County Building**

**June 27, 2018, at 5:30 p.m.**

**(The order of the items may change at the Commission's discretion)**

**FIELD TRIP** - The field trip is scheduled to leave at 4:00 p.m.

**DINNER** - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326**

**APPROVAL OF MINUTES FOR JUNE 13, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

## **OTHER BUSINESS**

1. **Bishop Place Planned Development Approval Time Extension Request – NOT A PUBLIC HEARING** - A fourth time extension is requested by the applicant of the previously approved Bishop Place Planned Development. The project was originally approved on June 25, 2014. A yearlong extension was granted on June 14th, 2017. The developer has submitted a request to the Historic Landmarks Commission to demolish the nine (9) existing structures in the development; however, they would like to be able to pursue the Planned Development if they are not able to demolish the structures. The location of the project is approximately 432 N 300 West. The subject property is within Council District 3, represented by Chris Wharton. (Staff contact: Daniel Echeverria at (801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).) **Case numbers PLNSUB2014-00019 & PLNSUB2014-00020**

## **PUBLIC HEARING**

2. **Zoning Map Amendment at approximately 1332 & 1334 E 500 S** – Cody Chamberlain of D3cade Homes, is requesting a Zoning Map Amendment from RMF-75 (High Density Multi-Family Residential) to RMU-45 (Residential/Mixed Use) for the property located at the above listed address. The amendment is intended to accommodate a future private residential development with a commercial component. The property is located within Council District 4, represented by Derek Kitchen. (Staff contact: Sara Javoronok at 801-535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case number: PLNPCM2018-00256**

3. **Hopkins Estate Planned Development & Preliminary Subdivision** – A request by Clayton Homes, Inc., representing the property owners, for Planned Development and Preliminary Subdivision approval to construct five (5) new detached single family homes on five (5) new lots at 1950 & 1960 [REDACTED] approval is required as four (4) of the proposed lots would not have frontage on a public street. The applicant has also requested a reduction in the required front and rear yard setbacks for the parcel that abuts 1700 East. The property is located within the R-1/7,000 Single Family Residential Zoning District and falls within Council District 7, represented by Amy Fowler. (Staff contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case numbers PLNSUB2018-00033 & PLNSUB2018-00034**
4. **Single Room Occupancy (SRO) Dwellings Text Amendments** – A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066 (Legislative Matter)**

*The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information. Visit the Planning Division's website at [www.slcgov.com/planning](http://www.slcgov.com/planning) for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at [www.slctv.com](http://www.slctv.com). The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.*

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, June 27, 2018**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:16 PM](#) . Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Maurine Bachman; Commissioners Amy Barry,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger and Brenda Scheer. Commissioners Emily Drown, and Sara Urquhart were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Daniel Echeverria, Senior Planner; Sara Javoronok, Senior Planner; Ashley Scarff, Principal Planner; and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, and Brenda Scheer. Staff members in attendance were Wayne Mills and Sara Javoronok.

- **1332 & 1334 E 500 S** - Staff summarized proposal and discussed what could be built under current and proposed zoning.

**APPROVAL OF THE June 13, 2018, MEETING MINUTES.** [5:32:23 PM](#)

**MOTION** [5:32:30 PM](#)

**Commissioner Bachman moved to approve the June 13, 2018, meeting minutes. Commissioner Paredes seconded the motion. Commissioners Scheer, Lyon, Bachman, Paredes and Ruttinger voted “aye”. Commissioner Hoskins abstained from voting as she was not present at the subject meeting. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:32:52 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Bachman stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:32:03 PM](#)

Mr. Wayne Mills, Planning Manager, welcomed Molly Robinson as the new Planning Manager. Head count for the July 25<sup>th</sup> Planning Commission meeting was (3) three. Mr. Mills stated that staff is looking at ways to improve staff reports and asked the commission to send recommendations to him via email.

[6:14:26 PM](#)

**Single Room Occupancy (SRO) Dwellings Text Amendments** – A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066 (Legislative Matter)**

Ashley Scarff, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff is recommending that the Planning Commission forwards a favorable recommendation to the City Council for their consideration.

The Commission and Staff discussed the following:

- How this will affect the RMF zone.
- TSA zones and distance from the transit.
- Clarification with living and sleeping spaces.
- The amount of people allowed per room.
- Density requirements.
- Parking ordinance.

#### **PUBLIC HEARING** [6:33:18 PM](#)

Chairperson Clark opened the Public Hearing; seeing no one wished to speak; Chairperson Clark closed the Public Hearing.

The Commission further discussed the following:

- Density

#### **MOTION** [7:02:04 PM](#)

**Commissioner Lyon stated, he motioned the Planning Commission table PLNPCM2018-00066 and ask Staff to come back with additional information regarding how other cities have defined SRO's and how those have been implemented in those communities. How building codes within Salt Lake City provide restrictions on density and occupancy for these uses. Where the proposed zones that would allow SRO's are located in relation to single-family residential zones, and how the fair housing act impacts placing a limit on the number of people that could occupy a sleeping room.**

**Commissioner Hoskins second. Commissioners Ruttinger, Parades, Bachman, Hoskins, Lyon, Barry, and Scheer voted "aye". The item was tabled.**

**The meeting adjourned at** [7:03:31 PM](#)

**3A. PLANNING COMMISSION HEARING – JUNE 27, 2018**  
**ii. HEARING NOTICE**



PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS		ACCOUNT NUMBER
PLANNING DIVISION,		9001394298
PO BOX 145480		DATE
SALT LAKE CITY UT 84114		6/18/2018
ACCOUNT NAME		
PLANNING DIVISION,		
TELEPHONE	ORDER # / INVOICE NUMBER	
8015357759	0001212611 /	
PUBLICATION SCHEDULE		
START 06/16/2018 END 06/16/2018		
CUSTOMER REFERENCE NUMBER		
Planning Commission Meeting 6/27/18		
CAPTION		
Notice of Public Hearing On Wednesday, June 27, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:		
SIZE		
35 LINES	2 COLUMN(S)	
TIMES	TOTAL COST	
2	92.50	

**Notice of Public Hearing**

On Wednesday, June 27, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

**Single Room Occupancy (SRO) Dwellings Text Amendments** — A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SL: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) Case number PLNPOH2018-00066 (Legislative Matter)

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

1212611 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, June 27, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions: FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 06/16/2018 End 06/16/2018

DATE 6/18/2018

SIGNATURE Jae Levi

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 16TH DAY OF JUNE IN THE YEAR 2018

BY JAE LEVI



Loraine Marie Gudmundson  
NOTARY PUBLIC SIGNATURE





# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Ashley Scarff, (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)

Date: June 27, 2018

Re: PLNPCM2018-00066 Single Room Occupancy (SRO) Dwellings Text Amendments

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## Zoning Text Amendment

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**PROPERTY ADDRESS:** City-wide

**PARCEL ID:** N/A

**MASTER PLAN:** Growing SLC: A Five Year Housing Plan 2018-2022 / Plan Salt Lake

**ZONING DISTRICT(s):** Multiple zoning districts affected (see Project Description)

**REQUEST:** The Mayor formally requested that the Salt Lake City Planning Division amend sections of the Zoning Ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the City for this use. The intent of the proposed amendments is to implement elements of the recently-adopted *Growing SLC: A Five Year Housing Plan (2018-2022)*.

**RECOMMENDATION:** Based on the analysis and findings of this report, it is the opinion of staff that the proposed zoning text amendments meet the intent of the Mayor's direction and the standards for a zoning ordinance amendment. Staff recommends that the Planning Commission forwards a favorable recommendation of petition PLNPCM2018-00066 to the City Council for their consideration.

**ATTACHMENTS:**

- A. [Proposed Text Amendments](#)
- B. [Map of Locations Proposed to Permit SRO Dwelling Use](#)
- C. [Analysis of Standards](#)
- D. [Public Process and Comments](#)
- E. [Department Comments](#)

**PROJECT DESCRIPTION:**

Per the Mayor's request, the purpose of this project is to review the existing zoning regulations pertaining to the Single Room Occupancy (SRO) residential use and make amendments to corresponding sections of the Zoning Ordinance, with the intent of implementing elements of the recently-adopted *Growing SLC: A Five Year Housing Plan*.

The SRO housing type can generally be described as a structure, or part of a structure, that contains individual rooms with combined sleeping and living areas. Kitchen and/or toilet facilities are often included in the project as common spaces to be shared by all residents. Due to having smaller rooms



and shared amenities, the SRO housing type may cost developers less to build, allowing them to pass the savings on to future tenants via reduced rental rates.

While SRO dwellings are typically a more affordable type of housing, it doesn't necessarily mean that they're income restricted. In recent years, changing demographics and preferences have led to the development of market-rate SROs for those who simply prefer to live alone without the burden of maintaining amenities like kitchen and/or bathroom facilities. Market-rate projects could be a good fit for single professionals who spend the majority of their time outside of their homes, or for seniors who still live independently but wish to downsize.

The following section identifies the proposed amendments and the rationale behind them. Staff sees these changes as an opportunity to address the city's affordable housing challenges by permitting the legal construction of the SRO housing type, and expanding where they can be located throughout the city.

### **Summary of Proposed Amendments:**

#### **1. Amend the definition of DWELLING, SINGLE ROOM OCCUPANCY (SRO) (Section 21A.62):**

The Zoning Ordinance currently defines the SRO dwelling use more like a studio apartment, stipulating that each individual unit must be self-contained (have all amenities located within the unit), and shall not exceed 500 square feet in size. This definition inhibits the development of true SRO housing, which typically includes common kitchen or toilet facilities that are shared between tenants. Staff is proposing to fully amend this definition to accurately reflect the SRO dwelling use.

~~DWELLING, SINGLE ROOM OCCUPANCY (SRO): A residential dwelling facility containing individual, self-contained, dwelling units none of which may exceed five hundred (500) square feet in size.~~

~~A building, or portion thereof, that contains units designated for residential purposes. Each unit consists of one combined living and sleeping room, and may contain either a kitchen or separate private bathroom, but not both. Whichever amenity is not contained within the individual unit, the kitchen or bathroom, shall be provided as a common facility within the same structure, to be shared with the tenants of other SRO units. An SRO may include an office for the purpose of managing the SRO units and common facilities, and/or one self-contained dwelling unit with kitchen and bathroom facilities for a caretaker. The SRO Dwelling use shall be subject to the same lot and bulk requirements as the Multi-Family Dwelling use.~~

#### **2. Amend the definition of DWELLING (Section 21A.62)**

The Zoning Ordinance currently defines a 'Dwelling' as being self-contained with kitchen and bathroom facilities. Staff proposes to add language to this definition that will provide flexibility for SRO dwellings to have units that are not self-contained.

Staff is also proposing to remove reference to 'apartment hotels,' as this use isn't used anywhere else in the Zoning Ordinance, and the term could be confused with SRO dwellings.

**DWELLING:** A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities,

unless otherwise stipulated in this chapter. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, ~~apartment hotels~~, boarding houses and lodging houses.

### **3: Expand the number of Zoning Districts that permit the SRO Dwelling use (Section 21A.33)**

The Zoning Ordinance significantly limits where the SRO dwelling use can be located within the City. Staff created a list of location criteria that were used to identify additional zoning districts where the use may be appropriate. Selected criteria includes:

- Districts with existing design standards in place
- Districts that already permit uses with similar characteristics/levels of intensity
- Districts that typically have close proximity to frequent public transit
- Districts that permit/are typically located near a mix of uses to enable accessibility to employment or other amenities by foot or bicycle

Based on the criteria above, Staff is proposing to make SRO Dwellings a permitted use in the following zoning districts (map included in Attachment B). Please note that SRO Dwellings are already a permitted use in the TSA and FB-UN-2 zoning districts.

**R-MU** – Residential / Mixed Use

**R-MU-35** - Residential / Mixed Use

**R-MU-45** - Residential / Mixed Use

**CC** – Corridor Commercial

**CSHBD 1 & 2** – Sugarhouse Central Business Districts

**CG** – General Commercial

**TSA** – Transit Station Areas (already permitted in this zone)

**FB-SC** – Form Based Special Purpose Corridor

**FB-SE** - Form Based Special Purpose Corridor

**FB-UN2** – Form Based Urban Neighborhood (already permitted in this zone)

**D-1** – Central Business District

**D-2** – Downtown Support District

**D-3** – Downtown Warehouse / Residential

**D-4** – Downtown Secondary Central Business District

**G-MU** – Gateway Mixed Use

**MU** – Mixed Use

### **4. Amend Schedule of Minimum Off Street Parking Requirements for SRO Dwelling Use (Table 21A.44.030)**

This is a minor amendment, but the Ordinance currently lists the off street parking requirements for SRO dwellings under the 'Multiple-family dwellings' classification. The proposed text amendments have been written in a way that separates SRO Dwellings out as a standalone residential use. Staff proposes to create a new row for SRO dwellings in the

parking requirement table to make it clear that the SRO dwelling use is different than the Multi-family dwelling use. The required parking ratio will remain the same at 1/2 space per individual unit.

The language in the table also makes an unclear reference to a '600 square foot maximum,' which doesn't correspond with any area requirement in the Ordinance. Staff proposes to remove this language, as it doesn't seem to serve a purpose.

## **5. Minor amendment of 'Controls Over Mixed Use' language in D-3 Downtown Warehouse/Residential District (21A.30.040.C)**

The D-3 zoning district includes a set of provisions that are meant to ensure that mixed use developments provide for on-site compatibility, as well as neighborhood compatibility. One requirement states, *"buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building."* Staff finds that the SRO dwelling use is similar to the other specified uses in this section, and should be added so the use is permitted/encouraged in mixed use developments in the D-3 district.

### **KEY CONSIDERATIONS:**

#### **1. Compliance with citywide master plans:**

##### **Growing SLC: A Five Year Housing Plan (2018-2022):**

The *Growing SLC* Housing Plan "outlines...solutions...[for reaching a point] where all residents, current and prospective, regardless of race, age, economic status, or physical ability can find a place to call home. To achieve this goal, the City's housing policy must address issues of affordability at the root cause, creating long-term solutions for increasing the housing supply, expanding housing opportunities throughout the city, addressing systemic failures in the rental market, and preserving our existing units" (p. 9). The proposed text amendment directly supports the following priorities identified in *Growing SLC*:

**Goal 1: Increase Housing Options:** Reform City practices to promote a responsive, affordable, high-opportunity housing market.

*"This goal focuses on the need to increase the diversity of housing types and opportunities in the city by seeking policy reforms that can enhance the flexibility of the land-use code and create an efficient and predictable development process for community growth" (p. 17).*

**Objective 1:** Modernize land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

*"Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation" (p. 18).*

**Goal 3: Equitable & Fair Housing:** Build a More Equitable City.

*"Equity is not only about eliminating discrimination, it is also about increasing access to opportunity...the City will accomplish this by working to eliminate housing discrimination,*

*strategically investing in neighborhoods that stand the most to gain, and building a city that meets needs of a diverse population” (p. 33).*

**Objective 3:** Implement Life cycle Housing principles in neighborhoods throughout the city

*“The goal with this objective is to enable a diversity of housing types that responds to housing needs, allowing individuals to stay in their communities as their housing needs evolve” (p. 36).*

*“Across the country there are trends for micro housing, community style living, generational housing to accommodate aging parents, and intentional community and living space that co-exist (like a day care in a senior center)...it is the goal to engage the community in a way that not only fosters the possibility, but creates policy that allows for the building” (pp. 36-37).*

**3.3.1.** Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

*“In order to truly encourage new types of housing that considers cost, energy efficiency, and accessibility a strong land use and zoning foundation must be laid that supports new types of building” (p. 37).*

#### **Plan Salt Lake (2015):**

Plan Salt Lake identifies multiple ‘Guiding Principles,’ ‘Targets,’ and ‘Initiatives’ to help the city achieve its vision over the next 25 years. This project supports the following:

**Guiding Principle 1/Neighborhoods** that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

#### **Initiatives:**

3. Create a safe and convenient place for people to carry out their daily lives;
5. Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change;
7. Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.

**Guiding Principle 2/Growth:** Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

#### **Initiatives:**

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

**Guiding Principle 3/Housing:** Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

#### **2040 Targets:**

1. Increase diversity of housing types for all income levels throughout the city;
2. Decrease percent of income spent on housing for cost-burdened households.

**Initiatives:**

1. Ensure access to affordable housing citywide (including rental and very low income);
3. Encourage housing options that accommodate aging in place;
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented;

**Guiding Principle 11/Equity:** Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

**Initiatives:**

3. Pursue equitable access to privately provided services and amenities across the City;
4. Support policies that provide housing choices, including affordability, accessibility, and aging in place.

**DISCUSSION:**

As described above, the main purpose of the proposed text amendments is to ensure that the zoning ordinance accurately defines the SRO dwelling use so that it is clear that it is a use that may be developed in Salt Lake City. Staff has identified specific location criteria to propose a number of zoning districts where the SRO dwelling use should be permitted. It is Staff's opinion that these amendments directly support the City's goals of modernizing land use and zoning regulations to reflect affordability needs, and providing housing options for all income levels and living preferences. In addition, the location criteria prioritizes neighborhood compatibility and character as well as providing access to opportunities for residents via proximity to transit and a mix of uses.

**NEXT STEPS:**

The Planning Commission's recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

[illegible]



[illegible]

floor area)																			
Animal, veterinary office															C	C	C	P	P <sub>6</sub>
Art gallery															P	P	P	P	P
Artisan food production (2,500 square feet or less in floor area)															P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P
Bed and breakfast inn															P		P	P	P
Bed and breakfast manor																		P	
Clinic (medical, dental)															P	P	P	P	P <sub>6</sub>
Commercial food preparation															P	P	P	P	P
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Community												C							



recreation center																			
Crematorium																C	C	C	
Daycare center, adult													C	P	P	P	P	P	P
Daycare center, child				C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>		C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>	C <sub>22</sub>	C <sub>22</sub>	C <sub>22</sub>	P	P	P	P	P	P
Daycare, nonregistered home daycare	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>		P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>
Daycare, registered home daycare or preschool	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>		P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>
Dwelling, accessory guest and servant's quarter	P <sub>11</sub> <sup>11</sup>	P <sub>11</sub> <sup>11</sup>	P <sub>11</sub> <sup>11</sup>																
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P	P					

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Dwellin g, multi- family											P	P	P	P	P	P	P	P	P
Dwellin g, residen tial support (large) <sup>1</sup> 6													C	C			C	C	C 20
Dwellin g, residen tial support (small) <sup>1</sup> 7												C	C	P		C	C	P	P 21
Dwellin g, roomin g (boardi ng) house													C	P	C	C	C	P	P
Dwellin g, single- family (attach ed)									P		P	P	P	P	P	P	P	P	P
Dwellin g, single- family (detach ed)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
<u>Dwellin g, single room occupa ncy</u>																<u>P</u>	<u>P</u>	<u>P</u>	

Dwellin g, twin home and two- family							P		P	P <sub>2</sub>	P	P			P	P	P	P	P
Eleemo synary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Financi al instituti on																P	P	P	P <sub>6</sub>
Funeral home																P	P	P	P
Govern mental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C <sub>6</sub>
Home occupat ion	P <sup>24</sup>	P <sup>24</sup>	P <sup>24</sup>	P <sup>24</sup>	P <sup>2</sup> <sub>4</sub>	P <sup>2</sup> <sub>4</sub>	P <sub>24</sub>		P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>	P <sub>24</sub>
Laborat ory (medic al, dental, optical)															P	P	P	P	P
Library															C	C	C	C	C
Mixed use develop ment															P <sub>1</sub>	P	P	P	P
Mobile food busines s (operati on on private propert y)																P	P	P	

Municipal service use, including City utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P
Nursing care facility													P	P		P	P	P	
Office, excluding medical and dental clinic and office																P	P	P	P <sub>6</sub>
Open space on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parking , off site (to support nonconforming uses in a residential zone or																C	C	C	C

uses in the CN or CB Zones)																		
Parking , park and ride lot shared with existing use				P	P	P	P		P	P	P	P	P	P	P	P	P	P
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
Reception center															P	P	P	
Recreation (indoor)														P	P	P	P	P
Restaurant														P	P	P	P	P
Restaurant with drive-through facility																		
Retail goods establishment														P	P	P	P	
Retail goods establishment, plant														P	P	P	P	

and garden shop with outdoor retail sales area																			
Retail service establishment															P	P	P	P	
School, music conservatory															P	C	C	P	
School, professional and vocational															P	C	C	P	P <sub>6</sub>
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Seasonal farm stand															P	P	P	P	P
Studio, art															P	P	P	P	P
Temporary use of closed schools and churches	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>23</sub>		C <sub>23</sub>		C <sub>23</sub>	C <sub>23</sub>	C <sub>23</sub>	C <sub>23</sub>		C <sub>23</sub>	C <sub>23</sub>		

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**21A.33.030:TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District						
	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	SNB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P	P	P	
Alcohol:							
Brewpub (2,500 square feet or less in floor area)		C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Brewpub (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Dining club (2,500 square feet or less in floor area)	C <sup>10,11</sup>	C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Dining club (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Distillery						P <sup>16</sup>	
Social club (2,500 square feet or less in floor area)		C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Social club (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Tavern (2,500 square feet or less in floor area)		C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Tavern (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Ambulance service (indoor)			P	P	P	P	
Ambulance service (outdoor)			P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	
Amusement park			P			P	
Animal:							

Cremation service				P		P	
Kennel						P	
Pet cemetery						P <sup>4</sup>	
Veterinary office	C	P	P	P	P	P	
Antenna, communication tower		P	P	P	P	P	
Antenna, communication tower, exceeding the maximum building height in the zone		C	C	C	C	C	
Art gallery	P	P	P	P	P	P	P
Artisan food production (2,500 square feet or less in floor area)	P <sup>24</sup>	P <sup>24</sup>	P	P	P <sup>24</sup>	P	
Artisan food production (more than 2,500 square feet in floor area)			P	P		P	
Auction (outdoor)				P		P	
Auditorium			P	P	P	P	
Bakery, commercial						P	
Bed and breakfast	P	P	P	P	P	P	P <sup>14</sup>
Bed and breakfast inn	P	P	P	P	P	P	
Bed and breakfast manor	C <sup>3</sup>	C <sup>3</sup>		P	P	P	
Blacksmith shop						P	
Blood donation center				C		P	
Brewery						P	
Bus line station/terminal				P		P	
Bus line yard and repair facility						P	
Car wash			P	P		P	
Car wash as accessory use to gas station or convenience store that sells gas			P	P	P	P	
Check cashing/payday loan business				P <sup>8</sup>		P <sup>8</sup>	
Clinic (medical, dental)	P	P	P	P	P	P	

Commercial food preparation	P	P	P	P	P	P	
Community correctional facility, large							
Community correctional facility, small						C <sup>7,21</sup>	
Community garden	P	P	P	P	P	P	P
Contractor's yard/office				C		P	
Crematorium			C	C	C	C	
Daycare center, adult	P	P	P	P	P	P	
Daycare center, child	P	P	P	P	P	P	
Daycare, nonregistered home daycare or preschool	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>
Daycare, registered home daycare or preschool	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>
Dwelling:							
Assisted living facility (large)		P		P	P	P	
Assisted living facility (small)		P		P	P	P	
Group home (large) <sup>17</sup>		P		C		C	
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage <sup>18</sup>	P	P	P	P	P	P	P
Living quarter for caretaker or security guard	P	P	P	P	P	P	
Manufactured home							P
Multi-family		P	P	P	P	P	P
Residential support (large) <sup>19</sup>				C		C	
Residential support (small) <sup>20</sup>				C		C	
Rooming (boarding) house		P	P	P	P	P	
Single-family attached							P

Single-family detached							P
Single room occupancy				P	P	P	
Twin home							P
Two-family							P
Eleemosynary facility		P					
Equipment rental (indoor and/or outdoor)				P		P	
Farmers' market			C	C	P	P	
Financial institution	P	P	P	P	P	P	
Financial institution with drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
Flea market (indoor)			P	P	P	P	
Flea market (outdoor)						P	
Funeral home			P	P	P	P	
Gas station		C	P	P	P	P	
Government facility		C	C	C	C	C	C
Government facility requiring special design features for security purposes	P	P	P	P	P	P	
Home occupation	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>
Homeless resource center						C <sup>25</sup>	
Homeless shelter						C <sup>25</sup>	
Hotel/motel		C		P	P	P	
House museum in landmark sites (see subsection <a href="#">21A.24.010S</a> of this title)							C
Impound lot						C <sup>12</sup>	
Industrial assembly						P	
Intermodal transit passenger hub						P	
Laboratory (medical, dental, optical)			P	P		P	



Laboratory, testing			P	P		P	
Large wind energy system		P		P		P	
Laundry, commercial						P	
Library	P	P	P	P	P	P	C
Limousine service (large)						P	
Limousine service (small)		C		C		P	
Manufactured/mobile home sales and service						P	
Mixed use development	P	P	P	P	P	P	P <sup>13</sup>
Mobile food business (operation on private property)	P	P	P	P	P	P	
Municipal service uses, including City utility uses and police and fire stations		C	C	C	C	C	C
Museum	P	P	P	P	P	P	P
Nursing care facility		P		P		P	
Office	P	P	P	P	P	P	P <sup>15</sup>
Office, single practitioner medical, dental, and health							P
Offices and reception centers in landmark sites (see subsection <a href="#">21A.24.010S</a> of this title)							C
Open space	P	P	P	P	P	P	
Open space on lots less than 4 acres in size							P
Park	P	P	P	P	P	P	
Parking:							
Commercial				C	P	P	
Off site	C	P	P	P	P	P	
Park and ride lot		C	C	P		P	

Park and ride lot shared with existing use		P	P	P	P	P	
Place of worship on lot less than 4 acres in size	P	P	P	P	P	P	C
Radio, television station			P	P	P	P	
Reception center		P	P	P	P	P	
Recreation (indoor)	P	P	P	P	P	P	P
Recreation (outdoor)			C	C		P	
Recreational vehicle park (minimum 1 acre)				C			
Recycling collection station	P	P	P	P	P	P	
Research and development facility							
Restaurant	P	P	P	P	P	P	
Restaurant with drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
Retail goods establishment	P	P	P	P	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P	P	P	P	P
With drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
Retail service establishment	P	P	P	P	P	P	P
Furniture repair shop	C	P	P	P	P	P	
With drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
Reverse vending machine	P	P	P	P	P	P	
Sales and display (outdoor)	P	P	P	P	P	P	
School:							
College or university		P	P	P	P	P	
Music conservatory		P	P	P	P	P	
Professional and vocational		P	P	P	P	P	
Seminary and religious institute		P	P	P	P	P	C
Seasonal farm stand	P	P	P	P	P	P	

Sexually oriented business						P <sup>5</sup>	
Sign painting/fabrication						P	
Small brewery				C		P	
Solar array						P	
Storage (outdoor)				C		P	
Storage, public (outdoor)				C		P	
Storage, self				P		P	
Store:							
Department			P		P		
Mass merchandising			P		P	P	
Pawnshop						P	
Specialty			P	P	P	P	
Superstore and hypermarket			P			P	
Warehouse club						P	
Studio, art	P	P	P	P	P	P	P
Studio, motion picture						P	
Taxicab facility						P	
Theater, live performance		P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	
Theater, movie		C	P	P	P	P	
Urban farm	P	P	P	P	P	P	
Utility, building or structure	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Utility, transmission wire, line, pipe, or pole	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Vehicle:							
Auction						P	
Automobile repair (major)				P		P	
Automobile repair (minor)	C	P	P	P	P	P	



Automobile sales/rental and service				P		P	
Automobile salvage and recycling (indoor)						P	
Boat/recreational vehicle sales and service				P		P	
Truck repair (large)						P	
Truck sales and rental (large)				P		P	
Vending cart, private property					P		
Warehouse				P		P	
Welding shop						P	
Wholesale distribution				P		P	
Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)							C
Woodworking mill						P	

**21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P <sup>4</sup>
Alcohol:				
Brewpub (indoor)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>
Brewpub (outdoor)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>

	Dining club (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Dining club (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Social club (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Social club (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Tavern (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Tavern (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Animal, veterinary office		P	P	
	Antenna, communication tower	P	P	P	P
	Antenna, communication tower, exceeding the maximum building height	C	C	C	C
	Art gallery	P	P	P	P
	Artisan food production	P <sup>18</sup>	P	P	P
	Bed and breakfast	P	P	P	P
	Bed and breakfast inn	P	P	P	P
	Bed and breakfast manor	P	P	P	P
	Blood donation center		P		
	Bus line station/terminal	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>
	Bus line yard and repair facility		P		
	Car wash		P <sup>3</sup>		
	Check cashing/payday loan business	P <sup>5</sup>			
	Clinic (medical, dental)	P	P	P	P
	Commercial food preparation	P	P	P	P
	Community garden	P	P	P	P
	Convention center				P
	Crematorium	P	P	P	
	Daycare center, adult	P	P	P	P
	Daycare center, child	P	P	P	P
	Daycare, nonregistered home daycare	P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>

Daycare, registered home daycare or preschool	P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>
Dwelling:				
Artists' loft/studio	P	P	P	P
Assisted living facility (large)	P	P	P	P
Assisted living facility (limited capacity)		P	P	P
Assisted living facility (small)	P	P	P	P
Group home (large) <sup>12</sup>		C	C	
Group home (small) <sup>13</sup>	P	P	P	P
Multi-family	P	P	P	P
Residential support (large) <sup>14</sup>		C	C	
Residential support (small) <sup>15</sup>		C	C	
<u>Single room occupancy</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Eleemosynary facility	P	P	P	P
Exhibition hall				P
Farmers' market			P	
Financial institution	P	P	P	P
Financial institution with drive-through facility		P <sup>8</sup>		P <sup>8</sup>
Funeral home	P	P	P	
Gas station		P	P <sup>7</sup>	P <sup>7</sup>
Government facility	C	C	C	C
Government facility requiring special design features for security purposes			P <sup>7</sup>	P <sup>7</sup>
Heliport, accessory	C	C		C
Home occupation	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>
Homeless resource center		C <sup>19</sup>	C <sup>19</sup>	
Homeless shelter		C <sup>19</sup>	C <sup>19</sup>	
Hotel/motel	P	P	P	P
Industrial assembly		C	C	

Laboratory (medical, dental, optical)	P	P	P	P
Laundry, commercial		P		
Library	P	P	P	P
Limousine service		P		
Mixed use development	P	P	P	P
Mobile food business (operation in the public right-of-way)	P	P	P	P
Mobile food business (operation on private property)	P	P	P	P
Mobile food court	P	P	P	P
Museum	P	P	P	P
Office	P	P	P	P
Office, publishing company	P	P	P	P
Open space on lots less than 4 acres in size	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>
Park	P	P	P	P
Parking, commercial	C	P	C	C
Parking, off site	P	P	P	P
Performing arts production facility	P	P	P	P
Place of worship	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>
Radio, television station	P	P		P
Railroad, passenger station	P	P	P	P
Reception center	P	P	P	P
Recreation (indoor)	P	P	P	P
Recreation (outdoor)		P		
Restaurant	P	P	P	P
Restaurant with drive-through facility		P <sup>8</sup>		
Retail goods establishment	P	P	P	P
Retail service establishment	P	P	P	P
Retail service establishment, upholstery shop		P	P	

Sales and display (outdoor)	P	P	P	P
School:				
College or university	P	P	P	P
K - 12 private			P	P
K - 12 public			P	P
Music conservatory	P	P	P	P
Professional and vocational	P	P	P	P
Seminary and religious institute	P	P	P	P
Small brewery		C		
Social service mission and charity dining hall		C	C	
Stadium	C	C		C
Storage, self		P	P	
Store:				
Department	P	P		P
Fashion oriented department	P <sup>2</sup>			
Mass merchandising	P	P		P
Pawnshop		P		
Specialty	P	P		P
Superstore and hypermarket		P		
Studio, art	P	P	P	P
Theater, live performance	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Theater, movie	P	P	P	P
Utility, buildings or structure	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Utility, transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Vehicle:				
Automobile repair (major)		P	P <sup>7</sup>	P <sup>7</sup>
Automobile repair (minor)		P	P <sup>7</sup>	P <sup>7</sup>



Automobile sales/rental and service	P <sup>10</sup>	P	P <sup>10</sup>	
Vending cart, private property	P	P	P	P
Vending cart, public property				
Warehouse		P		
Warehouse, accessory		P	P	
Wholesale distribution		P		
Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)				

**21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:**

Legend:	C =	Conditional	P =	Permitted
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Use	G-MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Adaptive reuse of a landmark site	P
Alcohol:	
Brewpub (indoor)	P <sup>2</sup>
Brewpub (outdoor)	P <sup>2,5</sup>
Dining club (indoor)	P <sup>2</sup>
Dining club (outdoor)	P <sup>2,5</sup>
Social club (indoor)	P <sup>2</sup>
Social club (outdoor)	P <sup>2,5</sup>
Tavern (indoor)	P <sup>2</sup>
Tavern (outdoor)	P <sup>2,5</sup>
Ambulance service (indoor)	C

Amphitheater	P
Animal, veterinary office	P
Antenna, communication tower	P
Antenna, communication towers, exceeding the maximum building height	C
Art gallery	P
Artisan food production	P
Artists' loft/studio	P
Auction (indoor)	P
Auditorium	P
Bed and breakfast	P
Bed and breakfast inn	P
Bed and breakfast manor	P
Botanical garden	P
Bus line station/terminal	P <sup>3</sup>
Clinic (medical, dental)	P
Commercial food preparation	P
Community garden	P
Crematorium	P
Daycare center, adult	P
Daycare center, child	P
Daycare, nonregistered home daycare	P <sup>10</sup>
Daycare, registered home daycare or preschool	P <sup>10</sup>
Dwelling:	
Assisted living facility (large)	P
Assisted living facility (limited capacity)	P
Assisted living facility (small)	P
Group home (large) <sup>6</sup>	C



Group home (small) when located above or below first story office, retail or commercial use, or on the first story where the unit is not located adjacent to the street frontage <sup>7</sup>	P
Living quarters for caretaker or security guard	P
Multi-family	P
Residential support (large) <sup>8</sup>	C
Residential support (small) <sup>9</sup>	C
Single-family (attached)	P
<u>Single room occupancy</u>	<u>P</u>
Eleemosynary facility	P
Equipment rental (indoor and/outdoor)	P
Farmers' market	P
Financial institution	P
Flea market (indoor)	P
Funeral home	P
Government facility	C
Government facility requiring special design features for security purposes	P <sup>3</sup>
Heliport, accessory	C
Home occupation	P <sup>11</sup>
Hotel/motel	P
Industrial assembly	C
Laboratory (medical, dental, optical)	P
Large wind energy system	P
Library	P
Mixed use development	P
Mobile food business (operation in the public right-of-way)	P
Mobile food business (operation on private property)	P
Mobile food court	P

Museum	P
Office	P
Open space	P
Park	P
Parking:	
Commercial	C
Off site	P
Park and ride lot	C
Park and ride lot shared with existing use	P
Performing arts production facility	P
Photo finishing lab	P
Place of worship	P
Radio, television station	C
Reception center	P
Recreation (indoor)	P
Recreation (outdoor)	C
Restaurant	P
Retail goods establishment	P
Retail goods establishment, plant and garden shop, with outdoor retail sales area	P
Retail service establishment	P
Retail service establishment, upholstery shop	C
School:	
College and university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P

<input type="checkbox"/>	Seminary and religious institute	P
	Seasonal farm stand	P
	Small brewery	C
	Social service mission and charity dining hall	C
	Solar array	P
	Stadium	C
	Storage, self	P <sup>3</sup>
	Store:	
<input type="checkbox"/>	Department	P
<input type="checkbox"/>	Mass merchandising	P
<input type="checkbox"/>	Specialty	P
<input type="checkbox"/>	Superstore and hypermarket	P
	Studio, art	P
	Studio, motion picture	C
	Theater, live performance	P <sup>4</sup>
	Theater, movie	P
	Urban farm	P
	Utility, building or structure	P <sup>1</sup>
	Utility, transmission wire, line, pipe or pole	C
	Vehicle:	
<input type="checkbox"/>	Automobile repair (minor)	P
<input type="checkbox"/>	Automobile sales/rental and service (indoor)	P
<input type="checkbox"/>	Boat/recreational vehicle sales and service (indoor)	P
	Vending cart, private property	P
	Vending cart, public property	P
	Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)	
	Zoological park	C

**21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																
	R P	B P	F P	A G	A G - 2	A G - 5	A G - 20	O S	NO S	A	P L	P L- 2	I	U I	M H	EI	M U
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site																	P <sup>2</sup>
Agricultural use		C		P	P	P	P			P							
Air cargo terminals and package delivery facility		P								P							
Airport										P							
Alcohol:																	
Brewpub (2,500 square feet or less in		P <sup>1</sup> <sub>2</sub>															C <sup>1</sup> <sub>2</sub>

[illegible]

Kennel on lots of 5 acres or larger		C		P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>										
Pet cemetery				P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup> <sub>,5</sub>									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P			P	P	C	P	P		P	
Antenna, communication tower, exceeding the maximum building height in the zone	C	C								P		P <sup>1</sup> <sub>1</sub>	C	C		C	
Art gallery											P	P	P	P			P
Artisan food production		P															P <sup>2</sup> <sub>4</sub>
Bed and breakfast													P <sup>2</sup>	P			P
Bed and breakfast inn													P <sup>2</sup>	P			P
Bed and breakfast manor													P <sup>2</sup>	P			P
Botanical garden	P										P	P					



Cemetery								P									
Clinic (medical, dental)	P	P											P	P			P
Commercial food preparation		P															P
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P
Convent/mo nastery													P	P			
Daycare center, adult	P	P									P	P	P	P			P
Daycare center, child	P	P								P	P	P	P	P			P
Daycare, nonregistre d home daycare	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>22</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>
Daycare, registered home daycare or preschool	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>22</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>
Dental laboratory/re search facility	P	P											C	C			P
Dwelling:																	
Assisted living facility (large)													P <sup>1</sup> <sub>6</sub>	P			P
Assisted living facility (limited													P	P			P



[illegible]

[illegible]

security purposes																	
Government office	P	P								P	P	P	P	P			P
Heliport	C	C								P		P	C	C			
Home occupation	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>23</sub>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>
Hospital, including accessory lodging facility	C												P	P			
Hotel/motel	C	C								P							P
Hunting club, duck				P													
Industrial assembly		P								P							
Jail											C						
Jewelry fabrication		P															
Large wind energy system	C	C		C	C	C	C			C			P	P			
Library											P	P	P	P			P
Light manufacturing		C								P							
Manufacturing, concrete or asphalt																P <sub>15</sub>	
Meeting hall of membership		P										P	P	P			P

organization																	
Mixed use development																	P
Mobile food business (operation on private property)	P	P												P	P		P
Municipal service uses, including City utility uses and police and fire stations	C	C								P	C	C	C <sup>1</sup> <sub>4</sub>	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P	P <sup>9</sup>	P	P	P	P	P	P	P	P
Park	C							P			P	P		P			P
Parking:																	
Commercial		C															
Off site										P	P	P	P	P			C
Park and ride lot										P	C						
Park and ride lot shared with	P	P								P	P		P	P		P	P

existing use																	
Performing arts production facility		P															P
Philanthropic use											P	P	P				P
Place of worship	P	P										P	P				P
Radio, television station		P <sup>6</sup>									P						
Reception center										C	P	P	P				P
Recreation (indoor)		C					P			P	P	P	P				P
Recreation (outdoor)							P		P	P							
Research and development facility	P	P								P	P						C
Research facility (medical)	P											P	P				P
Restaurant		P <sup>7</sup>															P
Restaurant with drive-through facility		P <sup>7, 14</sup>															P <sup>3</sup>
Retail goods establishment		P <sup>7</sup>									P						P
Retail, sales and service accessory use when located											P						

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Stadium											C		C	C			
Storage, accessory (outdoor)		P								P						P	
Studio, art																	P
Theater, live performance	C <sub>15</sub>	C <sub>5</sub> <sup>1</sup>									C <sub>15</sub>	C <sub>5</sub> <sup>1</sup>	C <sub>5</sub> <sup>1</sup>	C <sub>15</sub>			C <sub>5</sub> <sup>1</sup>
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			
Utility, building or structure	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sub>1</sub>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>
Utility, transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sub>1</sub>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property								P									
Warehouse		P								P							



Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		P							P								
Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)																	
Zoological park								P									

**21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:**

Legend:	P = Permitted	C = Conditional
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Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P
Alcohol:				
Brewpub		P	P	C
Social club		P	P	C
Tavern, 2,500 square feet or less in floor area		P	P	C

Animal, veterinary office		P	P	P
Antenna, communication tower		P	P	P
Art gallery		P	P	P
Artisan food production		P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Clinic (medical, dental)		P	P	P
Commercial food preparation		P	P	P
Community garden	P	P	P	P
Community recreation center		P	P	P
Daycare center, adult		P	P	P
Daycare center, child		P	P	P
Daycare, nonregistered home daycare	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Daycare, registered home daycare or preschool	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Dwelling:				
Assisted living facility (limited capacity)	P	P	P	P
Assisted living facility (small)		P	P	P
Group home (large)		P	P	P
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P	P	P
Multi-family		P	P	P
Residential support (large)		P		
Residential support (small)		P		
Rooming (boarding) house		P		
Single-family attached	P	P		P
Single-family detached	P			

Single-family detached (cottage development building form only)		P		P
Single room occupancy		P	<u>P</u>	<u>P</u>
Two-family	P			
Eleemosynary facility		P	P	P
Farmers' market		P	P	P
Financial institution		P	P	P
Funeral home		P	P	P
Health and fitness facility		P	P	P
Home occupation	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Hotel/motel		P	P	
House museum in landmark site	P	P	P	P
Laboratory (medical, dental, optical)		P	P	P
Library		P	P	P
Mixed use developments including residential and other uses allowed in the zoning district		P	P	P
Museum		P	P	P
Nursing care facility		P	P	P
Office		P	P	P
Office and/or reception center in landmark site		P	P	P
Open space	P	P	P	P
Park	P	P	P	P
Parking, off site	P	P	P	P
Photo finishing lab			P	P
Place of worship		P	P	P
Plazas	P	P	P	P
Recreation (indoor)		P	P	P
Research and development facility		P	P	P

Research facility (medical/dental)		P	P	P
Restaurant		P	P	P
Retail goods establishment		P	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	P	P
Retail service establishment		P	P	P
Sales and display (outdoor)		P	P	P
School:				
College or university		P	P	P
Music conservatory		P	P	P
Professional and vocational		P	P	P
Seminary and religious institute		P	P	P
Seasonal farm stand		P	P	P
Solar array		P	P	P
Store, specialty		P	P	P
Studio, art		P	P	P
Theater, movie		P	P	P
Urban farm	P	P	P	P
Utility, building or structure	P	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P	P
Vending cart, private property		P	P	P
Wireless telecommunications facility		P	P	P



## 21A.44.030: NUMBER OF OFF STREET PARKING SPACES REQUIRED:

TABLE 21A.44.030  
SCHEDULE OF MINIMUM  
OFF STREET PARKING REQUIREMENTS<sup>3</sup>

Residential:	
Bed and breakfast establishment	1 parking space per room
Community correctional facility	1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the busiest shift
Eleemosynary facility	1 parking space for each family, plus 1 parking space for every 4 individual bedrooms, plus 1 parking space for every 2 support staff present during the busiest shift
Fraternity, sorority or dormitory	1 parking space for each 2 residents, plus 1 parking space for each 3 full time employees. Note: The specific college or university may impose additional parking requirements
Group home	2 parking spaces per home and 1 parking space for every 2 support staff present during the busiest shift
Multiple-family dwellings <sup>1</sup>	2 parking spaces for each dwelling unit containing 2 or more bedrooms  1 parking space for 1 bedroom and efficiency dwelling  <del><sup>4</sup>/<sub>2</sub> parking space for single room occupancy dwellings (600 square foot maximum)</del>
Rooming house	1 parking space for each 2 persons for whom rooming accommodations are provided
Single-family attached dwellings (row house and townhouse) and single-family detached dwellings <sup>2</sup>	2 parking spaces for each dwelling unit
<u>Single room occupancy dwellings</u>	<u><sup>4</sup>/<sub>2</sub> parking space per individual unit</u>
Two-family dwellings and twin home dwellings	2 parking spaces for each dwelling unit
Institutional:	

Assisted living facility	1 parking space for each 4 employees, plus 1 parking space for each 6 infirmatory or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units
Auditorium; accessory to a church, school, university or other institution	1 space for each 5 seats in the main auditorium or assembly hall
Daycare, child and adult	2 spaces per 1,000 square feet of usable floor area
Funeral services	1 space per 4 seats in parlor plus 1 space per 2 employees plus 1 space per vehicle used in connection with the business
Homeless resource center	1 parking space for every 10 beds
Homeless shelter	1 parking space for every 10 beds
Hospital	1.5 parking spaces per hospital bed
Places of worship	1 parking space per 1,000 square feet of seating or congregation area
Schools:	
K - 8th grades	1 parking space for each 3 faculty members and other full time employees
Senior high school	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students
College/university, general	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students
Vocational/trade school	1 space per 1 employee plus 1 space for each 3 students based on the maximum number of students attending classes on the premises at any time
Recreation, cultural, and entertainment:	
Art gallery/museum/house museum	1 space per 1,000 square feet of usable floor area
Baseball or soccer field	10 spaces per field
Bowling alley	2 spaces per lane plus 1 space for every 2 employees



Club/lodge	3 spaces per 1,000 square feet of usable floor area
Dance/music studio	1 space for every 1 employee
Gym/health club/recreation facilities	3 spaces per 1,000 square feet of usable floor area
Library	1 space per 1,000 square feet of usable floor area
Sports arena/stadium	1 space per 1,000 square feet of seating area
Swimming pool, skating rink or natatorium	1 space per 5 seats and 3 spaces per 1,000 square feet of usable floor area
Tennis court	2 spaces per court
Theater, movie and live	1 space per 4 seats
Commercial/manufacturing:	
Artisan food production	2 spaces per 1,000 square feet of usable floor area
Bus facility, intermodal transit passenger hub	1 space per 2 employees plus 1 space per bus
Commercial food preparation	2 spaces per 1,000 square feet of usable floor area
Durable goods, furniture, appliances, etc.	1 space per 500 square feet of usable floor area
General manufacturing	1 space per 3 employees plus 1 space per company vehicle
Hotel or motel	1 parking space for each 2 separate rooms
Radio/TV station	3 spaces per 1,000 square feet of usable floor area
Warehouse	2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus $\frac{1}{2}$ space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
Wholesale distribution	1 space per 1,000 square feet of usable floor area for the first 10,000 square feet, plus $\frac{1}{2}$ space per 2,000 square feet of floor area for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates

Retail goods and services:	
Auto repair	1 space per service bay plus 3 spaces per 1,000 square feet for office and retail areas
Car wash	3 stacked spaces per bay or stall, plus 5 stacking spaces for automated facility
Drive-through facility	5 stacking spaces on site per cashier, teller or similar employee transacting business directly with drive-through customers at any given time in addition to the parking required for that specific land use
Outdoor display of merchandise for sale	1 parking space per 1,000 square feet of display area
Restaurants, taverns and social clubs	2 spaces per 1,000 square feet of usable floor area
Retail goods establishment	2 spaces per 1,000 square feet of usable floor area
Retail service establishment	2 spaces per 1,000 square feet of sales floor area
Retail shopping center over 55,000 square feet usable floor area	2 spaces per 1,000 square feet of usable floor area
Office and related uses:	
Financial establishments	2 spaces per 1,000 square feet of usable floor area
General office	3 spaces per 1,000 square feet of usable floor area for the main floor plus $1\frac{1}{4}$ spaces per 1,000 square feet of usable floor area for each additional level, including the basement
Laboratory	2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus $\frac{1}{2}$ space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
Medical/dental offices	5 spaces per 1,000 square feet of usable floor area
Miscellaneous:	
Kennels or public stables	1 space per 2 employees
All other uses	3 spaces per 1,000 square feet of usable floor area

## 21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

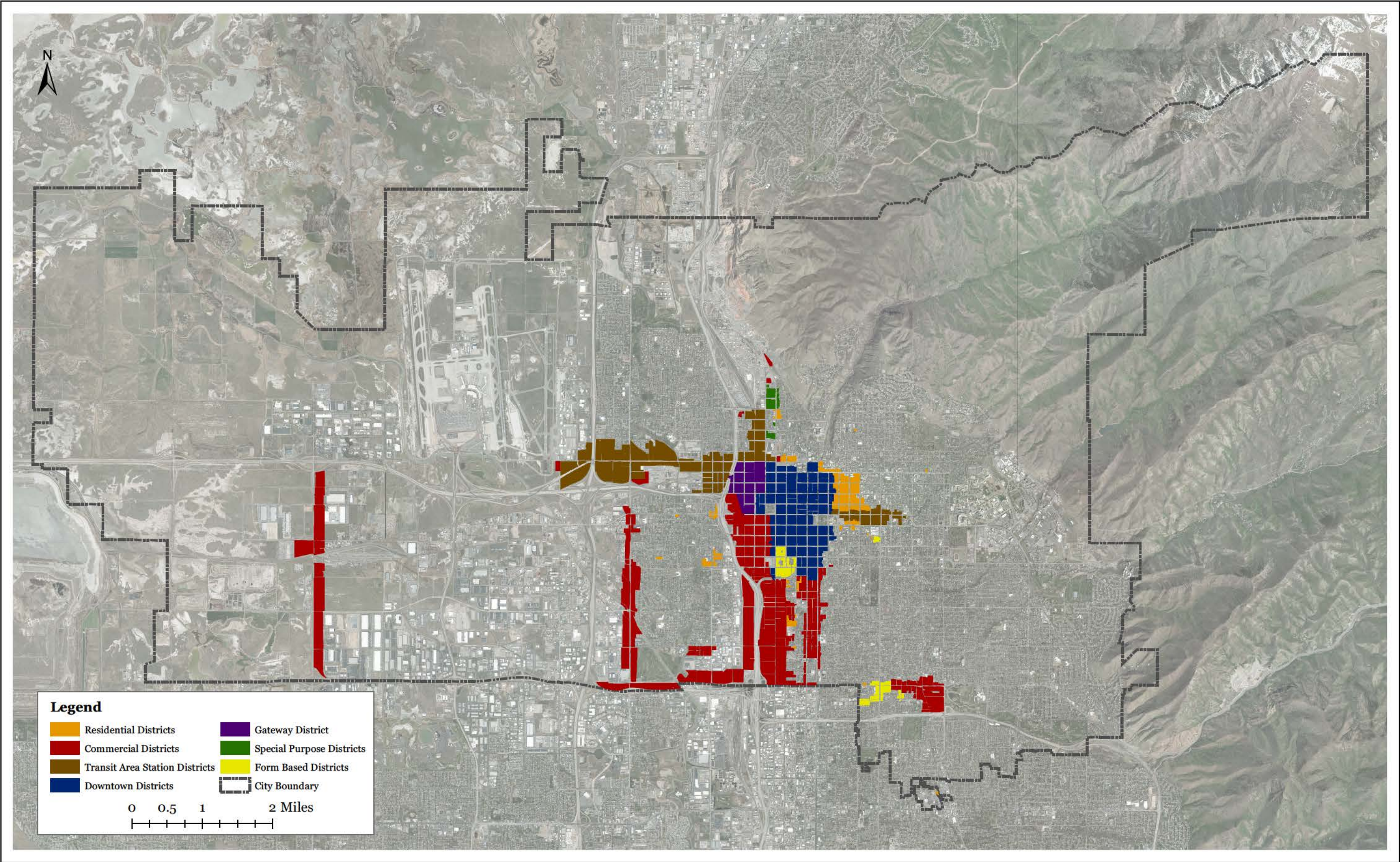
- A. Purpose Statement: The purpose of the D-3 downtown warehouse/residential district is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.
- B. Uses: Uses in the D-3 downtown warehouse/residential district as specified in section [21A.33.050](#), "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the provisions of this chapter and other applicable provisions of this title.
- C. Controls Over Mixed Use: The concept of mixed use is central to the nature of the D-3 downtown warehouse/residential district. To ensure that mixed use developments provide for on site compatibility as well as neighborhood compatibility, the change of land use type or an increase in floor area by twenty five percent (25%) of existing principal buildings and the construction of buildings for new uses after April 12, 1995, shall conform to the following provisions. Construction related to the rehabilitation including remodeling or modification of existing uses, or the change of use to a similar use, shall not be subject to these provisions:
1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, [single room occupancy \(SRO\) dwellings](#), boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;
  2. Commercial/office uses shall be permitted as the sole use in two-story buildings only; and
  3. Commercial/office uses in buildings of three (3) stories or more without multi-family dwellings shall be allowed only as a conditional use and then only when the applicant has demonstrated that the proposed location is not suitable for multi-family residential use.

## **ATTACHMENT B: LOCATION MAP**

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# Locations Proposed to Permit Single Room Occupancy (SRO) Housing Type





## ATTACHMENT C: ANALYSIS OF STANDARDS

As per section 21A.50.050, a decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

Factor	Finding	Rationale
<b>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b>	<b>Complies</b>	<p>As outlined above in the 'Key Considerations' section, the proposed text amendments support multiple principles and initiatives of Plan Salt Lake (2015).</p> <p>In addition, these amendments were born from the immediate need to implement the recently-adopted <i>Growing SLC</i> housing plan.</p> <p>Staff finds that the proposed text amendments are consistent with City purposes, goals, and policies.</p>
<b>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</b>	<b>Complies</b>	<p>The proposed text amendments advance the purpose and intent of the Zoning Ordinance, specifically the following:</p> <p><i>..to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city...</i></p> <p><i>This title is, in addition, intended to:</i></p> <p><i>D. Classify land uses and distribute land development and utilization;</i></p> <p><i>G. Foster the city's industrial, business and residential development.</i></p> <p>The proposed amendments further the purpose and intent of the Zoning Ordinance by accurately defining/classifying a land use and where it should be</p>



		located, to better foster its utilization and development.
<b>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b>	<b>Complies</b>	Most overlay districts have regulations that are focused on a building's scale or design, not land use. If a developer were to propose the construction of SRO dwellings within an overlay zone, the project would be subject to requirements of the overlay. Staff finds that the proposed text amendments are consistent with purposes and provisions that may be imposed within various overlay districts, and does not anticipate any conflicts.
<b>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</b>	<b>Complies</b>	<p>The proposed text amendments directly support the <i>Growing SLC</i> housing plan, which is a forward-thinking document when it comes to addressing affordable housing for all residents, now and into the future as the City continues to grow.</p> <p>On a more basic level, the amendments will make the definition of SRO dwellings more accurate in the zoning ordinance, which is a best practice of planning.</p>

## **ATTACHMENT D: PUBLIC PROCESS AND COMMENTS**

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### **Notice to Community/Neighborhood Councils:**

All recognized community-based organizations were first notified of the proposed text amendments via Open House notices sent on March 1<sup>st</sup>, 2018. More detailed information was directly emailed to all Community/Neighborhood Council chairs on March 16<sup>th</sup>, 2018.

### **Open House:**

Because these zoning text amendments impact the entire city and not one specific Community or Neighborhood Council, an Open House was held on March 15<sup>th</sup>, 2018, at the City & County Building. Seven (7) individuals attended the Open House to inquire about the text amendment, but no written comments were provided.

### **Housing Organizations:**

On March 15<sup>th</sup>, 2018, Staff emailed representatives from the following local organizations/entities that have affordable housing interests to make them aware of, and to provide information on the proposed text amendment. No feedback was received.

- The Road Home
- First Step House
- Utah Nonprofit Housing Coalition
- Crossroads Urban Center
- Utah Community Action
- Housing Authority of Salt Lake City
- Housing Authority of the County of Salt Lake
- Community Development Corporation of Utah
- Salt Lake County Housing and Community Development
- Department of Workforce Services
- Shelter the Homeless Utah
- Utah Housing Corporation

### **Planning Commission Notice of the public hearing for the proposal included:**

- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on June 14<sup>th</sup>, 2018.
- Notices mailed to local entities with affordable housing interests on June 14<sup>th</sup>, 2018.
- Newspaper notice ran on June 16<sup>th</sup>, 2018.

### **Public Input:**

As of the date of the publishing of this report, Staff has received one comment on this proposal from the Chair of the Bonneville Hills Neighborhood Council (below). She initially asked why Staff wasn't proposing to permit SRO Dwellings in District 6, and then expressed that the area around the University of Utah meets the identified location selection criteria.

Staff is proposing locations to permit the SRO Dwelling use by zoning district, not by Council district or neighborhood. Districts were chosen based on location criteria detailed in the 'Project Description' section, above. The majority of the land in District 6 is zoned institutional (The U), research park, open space, or single family residential—Staff found that these districts don't meet all of the location criteria prioritized for this project.

## **ATTACHMENT E: DEPARTMENT REVIEW COMMENTS**

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The following comments were received from other City divisions/departments with regard to the proposed text amendments:

### **Housing and Neighborhood Development (HAND):**

Thanks for sharing. One question I had is on the definition. Do we want to allow for units that would have partial kitchen and bath facilities?

This model typically needs robust property management and services to be successful but I wonder how that ties into the zoning language. Maybe we note that an SRO building could contain a manager's unit which could be a standard unit with full bath and kitchen?

If in a transit rich area, this *[parking]* ratio could be high. Is there something in the parking chapter about ability to provide a parking study to justify a lower parking ratio?

**Building Services/Zoning:** Confusion always arises in the permits office when zoning definitions are not in sync with building code definitions for various housing types. Please consider that in 2009 the ICC came up with a new residential classification called 'Congregate Living Facilities' which is defined as a building, or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities. This sounds very much like the definition planning is looking for to accommodate this new living trend. Please consider that instead of changing the definition of SRO, we simply add Congregate Living Facilities to the zoning ordinance to more closely match this new type of living facility that already exists in the building code. Second, consider replacing the SRO definition completely with "Efficiency Dwelling Unit which is a unit defined as having a living room of not less than 220 sq. ft. of floor area and an additional 100 sq. ft. for each additional occupant and provided with a kitchen and bathroom. Also, please consider the fair housing act when trying to limit the number of occupants based on anything other than floor area, which is a life safety issue. If wanting to limit the number of occupants, the best way to do that without discriminating on familial status, is to limit the floor area.

**Building Services/Fire:** Fire would have NO objections to the proposed text amendment...

FYI – The State adopted fire code has the following definitions:

- **BOARDING HOUSE.** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.
- **DWELLING.** A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.
- **DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **LODGING HOUSE.** A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

**Engineering:** Engineering has no comment on the proposed text amendment.

**Public Utilities:** No utility issues with the proposed text amendment.

**Transportation:** No comments from Transportation.

**Sustainability:** No comments received.

**3B. PLANNING COMMISSION CONTINUATION – JULY 11, 2018**  
**i. AGENDA AND MINUTES**

## **SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

**In Room 326 of the City & County Building**

**July 11, 2018, at 5:30 p.m.**

**(The order of the items may change at the Commission's discretion)**

**FIELD TRIP** - The field trip is scheduled to leave at 4:00 p.m.

**DINNER** - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

### **PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326**

**APPROVAL OF MINUTES FOR JUNE 27, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

### **REPORT OF THE DIRECTOR**

**Extension of Approval:** Applicant Dave Robinson has requested an extension of time to the approval of PLNSUB2017-00324 and PLNPCM2017-00504 Hoyt Place Planned Development and Preliminary Subdivision at approximately 842 West Hoyt Place. The project was approved on July 12, 2017 and the request for an extension was submitted on June 26, 2018. The applicant is preparing building permit applications for the planned development but has not yet submitted a complete building permit application and has requested a six month extension to finalize the building permit application.

### **UNFINISHED BUSINESS**

1. **Planned Development at 310 East 200 South, NOT A PUBLIC HEARING-** A follow-up conversation regarding the architecture of the Magnolia Building, associated with a request by Violin School Commons Associates for a Planned Development for a property located at 315 East 200 South. The Magnolia Building is on the 300 East frontage at approximately 151 South. The overall Planned Development was approved in November 2017, with the request that the final architectural facade details be brought back to the Planning Commission for final review. Zoning District: RMU Residential Mixed use. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at 801-535-6182 or [Doug.dansie@slcgov.com](mailto:Doug.dansie@slcgov.com)) **Case Number: PLNSUB2017-00703**
2. **Single Room Occupancy (SRO) Dwellings Text Amendments**— A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. The Planning Commission closed the public hearing and tabled this item, asking staff to return with additional information. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066 (Legislative Matter)**



**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, July 11, 2018**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:11 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Maurine Bachman; Commissioners Amy Berry, Emily Drown, Matt Lyon, Sara Urquhart and Brenda Scheer. Commissioners Carolynn Hoskins and Andres Paredes were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Neilson, Attorney; Ashley Scarff, Principal Planner; Lauren Parisi, Principal Planner; Doug Dansie, Senior Planner; John Anderson, Senior Planner; and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Weston Clark, Maurine Bachman, Sara Urquhart, Brenda Scheer and Clark Ruttinger. Staff members in attendance were Wayne Mills, Ashley Scarff, Lauren Parisi, Doug Dansie, and John Anderson.

- **310 E. 200 South** – Staff summarized previous review by Planning Commission and Summarized new plan.
- **810 E. Edgehill Rd.** – Staff summarized project.
- **Dalton's Edge Planned Development**- Staff summarized project.
- **1230 West 200 South**- Staff summarized what potential development could occur if the the property were rezoned.

**APPROVAL OF THE JUNE 27, 2018, MEETING MINUTES.** [5:31:24 PM](#)

**MOTION** [5:31:33 PM](#)

**Commissioner Bachman moved to approve the June 27, 2018, meeting minutes. Commissioner Ruttinger seconded the motion. Commissioners Scheer, Bachman, and Ruttinger voted "aye". Commissioner Urquhart, Drown abstained from voting. The motion passed.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:32:01 PM](#)

Chairperson Clark enjoyed the tour that the Planning Staff provided of the central 9<sup>th</sup> area.

Vice Chairperson Bachman stated she had nothing to report.

The Commission, Staff and Applicant discussed the following:

- The reasoning on removing a floor.

**MOTION [5:50:18 PM](#)**

**Commissioner Urquhart stated, based on the information in the memorandum and discussion by the Planning Commission, I move that the Planning Commission approve the design of the ground floor street facing facade as proposed.**

**Second by Commissioner Scheer. Commissioners Ruttinger, Bachman, Drown, Lyon, Scheer, and Urquhart voted “aye”. Commissioner Barry abstained. The motion passed 6-1.**

**[5:51:13 PM](#)**

**Single Room Occupancy (SRO) Dwellings Text Amendments**– A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. The Planning Commission closed the public hearing and tabled this item, asking staff to return with additional information. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066 (Legislative Matter)**

Ashley Scarff, Principal Planner, reviewed the petition as previously reviewed on June 27, 2018. She stated the Staff recommend the Planning Commission forward a favorable recommendation to the City Council for their consideration.

The Commission and Staff discussed the following:

- The definition in building codes and zone codes and how they apply to SRO
- Clarification to the definition of Public Harm
- The possibility of reopening to the public for discussion and comments
- Food preparation areas and living space
- Requirement of number of bathrooms or access to showers
- Requirement of plumbing fixtures required per occupant
- What the market is for potential SRO
- What the Mayor’s intention is with this project

**MOTION [7:17:23 PM](#)**

**Commissioner Scheer stated, I move that we table this item and ask staff to address the issues and the philosophy in general of the Planning Commission that SRO uses should be more controlled than less. For example:**

- 1. Will there be adequate area in the common and communal areas.**
- 2. We are concerned about how property management will be handled in SRO’s.**
- 3. We are concerned about the impact on the immediate neighborhood.**

4. We are very concerned about the impact on vulnerable populations and how we can assure that these projects are as good for them as they need to be.
5. We need a better definition on what a kitchen is and what a bathroom is and if you have one or don't have one.
6. We would like to raise the issue of whether there should be a minimum number of square feet per person.
7. We would like to consider this to be a perhaps a conditional use rather than an as of right use.
8. To consider where the areas of zoning should be and whether they should be more in places where there is much better access to transit.
9. We would like to reopen a public hearing for this matter.

Second by Commissioner Urquhart. Commissioners Ruttinger, Bachman, Drown, Lyon, Barry, Scheer, and Urquhart voted "aye". The item was tabled.

[7:22:52 PM](#)

**Special Exception for Additional Building Height at 810 E. Edgehill Road**- Pam and Wynn Johnson, property owners, are requesting Special Exception approval to construct a new single-family structure that exceeds the maximum permitted building height in the FR3/12,000 Foothills Residential District. The subject property at 810 E. Edgehill Road is currently vacant, with an average slope of 39-42 percent (%). The proposed structure would measure approximately 49 feet above established grade at its tallest point. In the FR3/12,000 District, the maximum permitted building height is 28 feet measured from established grade. In addition, the structure would have a rear vertical building wall that measures approximately 40-49 feet above established grade. The zoning ordinance permits front and rear vertical building walls up to 25 feet in height. The Planning Commission has final decision making authority for Special Exceptions. The property is located within Council District 3, represented by Chris Wharton. (Staff contact is Ashley Scarff (801) 535-7660 or [Ashley.scarff@slcgov.com](mailto:Ashley.scarff@slcgov.com)).

**Case Number: PLNPCM2017-00663 (Administrative Item)**

Ashley Scarff, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

The Commission and Staff discussed the following:

- Surrounding buildings and possible exceptions
- Compliance and standards regarding height and the piers of the house
- Roof deck and height standards

Cole Cannon, Applicant, further discussed proposal and provided a presentation. Ann Larson, Residential Designer, provided detailed information on changes to the home to accommodate the slope of the lot.

**PUBLIC HEARING** [7:46:52 PM](#)

Cindy Cromer – Stated she is in support of the Staff recommendation for denial.

**3B. PLANNING COMMISSION CONTINUATION – JULY 11, 2018**  
**ii. NOTICE**



Salt Lake City Planning Division  
451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

Salt Lake City Planning Commission July 11, 2018, 5:30 p.m.  
City and County Building 451 S State Street, Room 326

### **NOT A PUBLIC HEARING**

#### **Single Room Occupancy (SRO) Dwellings Text Amendments–**

A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. The Planning Commission closed the public hearing and tabled this item, asking staff to return with additional information. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066 (Legislative Matter)**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility. For additional meeting information, please see [www.slcgov.com](http://www.slcgov.com) or call 801-535-7757; TDD 535-6220.



SALT LAKE CITY PLANNING DIVISION  
451 S STATE STREET ROOM 406  
PO BOX 145480  
SALT LAKE CITY UT 84114-5480

**RETURN SERVICE REQUESTED**

FIRST CLASS



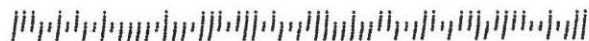
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Ashley Scarff  
Salt Lake City Planning Division  
PO Box 145480  
Salt Lake City UT 84114









# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Ashley Scarff, (801) 535-7660, [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)

Date: July 11, 2018

Re: PLNPCM2018-00066 Single Room Occupancy (SRO) Dwellings Text Amendments

The purpose of this memorandum is to provide additional information regarding the proposed SRO Dwellings text amendments (PLNPCM2018-00066). The referenced petition was initially presented to the Planning Commission at a public hearing held on June 27<sup>th</sup>, 2018. At that time, the Commission decided to table the item in order to give Staff time to research four (4) specific topics identified in this memo. In addition, the City Attorney's Office recommended a minor revision to the proposed definition of 'Dwelling,' which has been included at the end of this report. The Planning Commission shall review the information provided and make a recommendation for the City Council's future consideration.

## BACKGROUND:

The Planning Commission first heard this proposal at a public hearing held on June 27<sup>th</sup>, 2018. The agenda, staff report, record of decision, and minutes from that meeting can be found at <https://www.slc.gov/boards/planning-commission-agendas-minutes/>. At that time, the Commission tabled making a decision until a future meeting, and requested that Staff investigate the following four (4) items:

- (1) Dimensional and occupancy regulations found in the building code for the use as proposed;
- (2) Information on the Fair Housing Act; specifically, if placing an occupancy limitation on SRO Dwelling units is a violation of the law;
- (3) If any of the zoning districts proposed to permit the use about any single family zoning districts;
- (4) Provide a case study example focused on a city of a similar size that has defined the SRO Dwelling use in the ordinance, addressing where they permit the use, where they've actually been developed, and if they neighbor single family residential zones.

The City Attorney's Office also recommended a minor amendment to the proposed definition of 'Dwelling,' which has been included at the end of this memo.

## **FINDINGS:**

### **(1) Building Code Requirements**

Planning Staff's recommended definition of an SRO does not specify the number of individuals who may occupy a living unit. It is Staff's opinion that the occupancy numbers should be regulated by building code and should not be capped by the zoning ordinance. This would allow flexibility in the design of this housing type and would also help to achieve the city's goal of providing needed housing.

At the meeting on June 27<sup>th</sup>, the Commissioners expressed questions/concerns regarding the potential density of a development that contains SRO Dwellings, as well as occupancy restrictions of the individual units. Staff consulted Building Services Staff on the occupancy component. The following are some of the basic occupancy regulations based on overall building and individual room size:

- General residential occupancy
  - 1 person / 200 square feet of gross building square footage
  - Note: This is a general guideline for designing a building. Designers are not required to state how many people will be living in a typical residential structure.
- Dormitory occupancy (most similar building type to SRO)
  - 1 person / 50 square feet of gross building square footage
- Efficiency dwelling (studio apartment)
  - 2 people / 165 square feet of *dwelling unit square footage*
  - The State of Utah amended this portion of the International Building Code to allow for higher densities in studio apartments (IBC ratio is 2 people / 220 square feet).
- Sleeping room minimum size
  - 70 square feet
  - This is not a direct occupancy regulation, but it does impact the overall density of a development as no individual unit can be smaller than 70 square feet.

The information above provides basic building code occupancy limitations. There are many other building code and zoning regulations that would determine how many people could be housed in a development. When looking at the basic occupancy ratios, a SRO Dwelling could house more people than a standard multi family or studio apartment development; however, the zoning districts where SRO Dwellings are proposed are the districts where the City has determined that higher density housing is appropriate, and is needed to meet the City's housing goals.

### **(2) Fair Housing Act Information**

During the discussion regarding occupancy restrictions, the Commission considered amending the definition of SRO Dwelling that Staff is recommending in order to add language that would restrict the maximum occupancy of each sleeping room to one (1) or two (2) persons. Paul Neilson, Senior City Attorney, cautioned that type of restriction may be in violation of the Fair Housing Act. Since the meeting, the City Attorney's Office searched for relevant case law on this issue, which they reported is "scant at best." The most relevant case was a challenge of a restriction placed on SRO units in New York City, which prohibits occupation by children under 16 years of age. The court ultimately upheld the regulation as the City was able to show evidence that it "furthered legitimate governmental interests in protecting children from significant health and safety risks." If the Planning Commission

chooses to recommend to the City Council that the text should limit the number of occupants permitted in each unit, the Attorney's Office recommends that the Commission include specific findings related to how the restriction will mitigate public harm.

### **(3) Proposed Proximity to Single Family Districts**

The Planning Commission requested information regarding the potential impact that the SRO Dwelling use could have on single family neighborhoods; specifically, if any of the zoning districts proposed to permit the use about single family zoning districts.

Staff has prepared a series of maps that illustrate 1) the zoning districts where Staff is proposing to permit the SRO Dwelling use (color coded) and 2) single and two family zoning districts (gray) (Attachment A). Areas that are not color coded or shown in gray fall under other zoning designations, including RMF Residential Multi Family, Manufacturing, Institutional, Open Space, etc. The first map shows the entire city, and the following maps are broken into City Council districts.

#### **Single and two family zoning districts include:**

- Foothills Residential Districts (FR-1, FR-2, FR-3)
- Single Family Residential Districts (R-1/5,000, R-1/7,000, R-1/12,000)
- Special Development Pattern Residential Districts (SR-1, SR-1A, SR-3)
- Single and Two Family Residential District (R-2)

#### **Conclusions:**

- With the exception of the Downtown districts, all of the zoning districts proposed to permit the SRO Dwelling use are at some point adjacent to a single or two family residential district.
  - However, this contact generally occurs at the perimeter of single or two family neighborhoods—the neighborhoods, themselves, are fairly homogeneous, meaning that there would be little to no opportunity for the SRO Dwelling use to be located within them.
- All zoned areas of the city, with the exception of the Airport, NOS Natural Open Space, OS Open Space, EI Extractive Industries, and the University of Utah make up **33,392 acres**. Under this total:
  - Single and two family zoning districts occupy **23%** of land area;
  - Multi family zoning districts occupy **3%** of land area;
  - Zones where SRO Dwellings would be permitted occupy **9%** of land area.

Staff is proposing to permit SRO Dwellings to be located in mixed-use zoning districts that do not have density limitations. These are the zoning districts that permit the type of housing that can make an impact on Salt Lake City's housing crisis; however, they only make up approximately 9% of the developable area of the city.

### **(4) Case Study**

To address the Commission's request for a case study example that focuses on another city that regulates a housing type that is similar to that being proposed, Staff chose Seattle due to the amount of relevant information that is publicly available. Despite Seattle having a population that is more than 3.5 times that of Salt Lake City's, both populations are rapidly rising, leading to significant affordable housing challenges in both cities. In addition, both locales have similar amounts of developable area (Seattle contains approximately 38,728 acres to Salt Lake City's 33,392 acres), with significant proportions devoted to strictly single family use. As a result, both cities are seeing significant

development in concentrated areas that are zoned for higher densities, while the dominant single family districts absorb very minimal amounts of growth.

Definition and Additional Standards:

Seattle's ordinances refer to what Planning Staff is calling 'SRO Dwellings' as 'Congregate Residences,' but [the general idea is the same](#)—"the rooms are 'sleeping rooms,' rather than complete dwelling units, and renters enjoy private bathrooms and kitchenettes in their units, along with shared kitchens and other common amenities for the whole building...a typical project looks like an apartment building."

The official [definition](#) in Seattle's Land Use Code is as follows:

***"Congregate residence" means a use in which rooms or lodging, with or without meals, are provided for nine or more non-transient persons not constituting a single household, excluding single-family dwelling units for which special or reasonable accommodation has been granted.***

[23.42.049](#) of the Land Use Code imposes additional requirements on Congregate Residences related to the minimum size of food preparation and communal areas:

*Congregate residences are subject to the development standards for the zone in which they are located, to the development standards for apartments where such housing type standards are specified, and to the following requirements:*

*A. Common food preparation area. At least one complete common food preparation area is required within the congregate residence, and all residents shall have access to either a common complete food preparation area or a food preparation area within a sleeping room.*

*B. Food preparation areas in sleeping rooms. Within a congregate residence not more than 25 percent of sleeping rooms shall have complete food preparation areas, where a complete food preparation area is identified by the presence of a plumbed sink, a stove or range, a refrigerator, and a counter top. The Director has discretion to increase the percentage up to 100 percent of sleeping rooms if the congregate residence is owned by a college or university, is a sorority or fraternity, or is owned by a not for profit entity or charity, or is a congregate residence that is licensed by the State and provides on-site supportive services for seniors or persons with disabilities. Supportive services include meal service, cleaning service, health services or similar services.*

*C. Communal area. Communal areas such as common kitchens, lounges, recreation rooms, dining rooms, living rooms, foyers and lobbies, that are accessible to all residents of the congregate residence with sufficient accommodations for socializing and meeting shall be provided, and shall meet the following standards:*

*1. The total amount of communal area shall have a floor area that is at least 15 percent of the total floor area of all sleeping rooms. In calculating the total floor area of sleeping rooms, the abutting ancillary areas associated with sleeping rooms shall be included, such as: sleeping lofts, counters, closets, built-ins, and private bathrooms;*



*2. Service areas, including, but not limited to hallways and corridors, supply or janitorial storage areas, operations and maintenance areas, staff areas and offices, and required bicycle parking areas may not be counted toward the communal area requirement;*

*3. Communal areas are required in addition to any residential amenity area that is required in the zone.*

Beyond these dimensional requirements, it is Staff's understanding that the Congregate Residence use is subject to requirements of the International and Seattle building codes. Congregate Residences are also subject to a formal ['Design Review.'](#) The intensity of the review process is based on the total square footage of the development (i.e., a Streamlined Design Review, Administrative Design Review, or full Design Review). The parking requirement for the use is one (1) space per four (4) sleeping rooms, but Congregate Residences are primarily permitted in areas with no minimum parking requirement.

#### Where are Congregate Residences permitted?

Congregate Residences that are not owned by or directly affiliated with a non-profit housing provider, college, or university, or that are not licensed to provide support services, are **only allowed in urban villages and urban centers in these higher density zones:**

- Neighborhood Commercial 3 (NC3)
- Midrise multifamily (MR)
- Highrise multifamily (HR)
- Seattle Mixed (SM)
- Commercial (C1)
- Downtown zones

**\*\*[Seattle's Comprehensive Plan](#)** identifies specific areas as "urban villages"—neighborhood nodes that permit higher densities and a mix of uses, which geographically [include everything within a 10 minute walk of a frequent transit node](#). The Plan's intent is to direct growth to these areas rather than in less dense areas that primarily consist of single family neighborhoods.

Congregate Residences that are owned by or directly affiliated with a non-profit housing provider, college, or university, or that are licensed to provide support services, **continue to be allowed in all zones that allow multi-family development including:**

- Lowrise zones (LR1, LR2, LR3)
- Neighborhood Commercial 1 and 2 zones (NC1 and NC2)

#### Proximity to Single Family Districts:

As can be seen on the maps attached to the end of this memo (Attachment B), the areas of Seattle where a mix of housing types can be developed are dispersed throughout the city. This is likely approximate to where Congregate Residences that are owned or affiliated with nonprofit housing providers, universities, licensed support services, etc. are permitted.

Privately owned or managed Congregate Residences are essentially permitted in the areas that fall within both the areas that permit a mix of housing types and the urban center/village boundaries. Urban center and village areas are also dispersed throughout the city.

Based on these land use patterns, it does not appear that regulators based their location decisions on other districts' *proximities* to single family zones—it seems that their main aim was to not permit the use to be located *within* single family zones. This is similar to the SLC Planning Staff's



recommendation to permit the use within zoning districts that permit other similar uses, but not in areas zoned exclusively for single and two family homes.

#### Where have Congregate Residences been Developed?

Seattle's Department of Planning and Development published a [list](#) that tracked the development activity of 58 micro housing projects between 2010 (when the city began to see the proliferation of this housing type) and June 2014. It seems that this tracking was meant to assist with text amendments that were adopted in October 2014, which imposed additional restrictions on small efficiency dwelling units (units that are smaller than studios) and congregate residences.

During the published tracking period, congregate residences were a permitted use in any zoning district that permitted multi family housing. Even with this flexibility (as current regulations are more stringent), [Seattle's Staff found](#) that developers were mainly constructing congregate housing within Residential Multi Family Lowrise districts, which permit a building height of approximately 30-40 feet. In addition, as of September 2013, only 5/58 projects were located outside of an urban center or urban village. Seattle Staff indicated that this may be due to the lack of parking requirements within the villages and centers. Of the same 58 micro projects mentioned above, only 3 buildings provided on-site parking.

#### **REVISED DEFINITION OF 'DWELLING':**

At the June 27th Planning Commission meeting, Staff proposed the following minor amendment to the current definition of 'Dwelling':

#### **21A.62.040: DEFINITIONS OF TERMS:**

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities, unless otherwise stipulated in this chapter. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, ~~apartment hotels~~, boarding houses and lodging houses.

At that meeting, the City Attorney's Office expressed technical concerns over the way the proposed definition was written, and has since suggested that the following definition be incorporated instead:

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities, except that Single Room Occupancy (SRO) Dwellings are not required to have both kitchen and bathroom facilities within the dwelling unit as provided in the definition of and regulations for that use. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, ~~apartment hotels~~, boarding houses and lodging houses.

#### **RECOMMENDATION:**

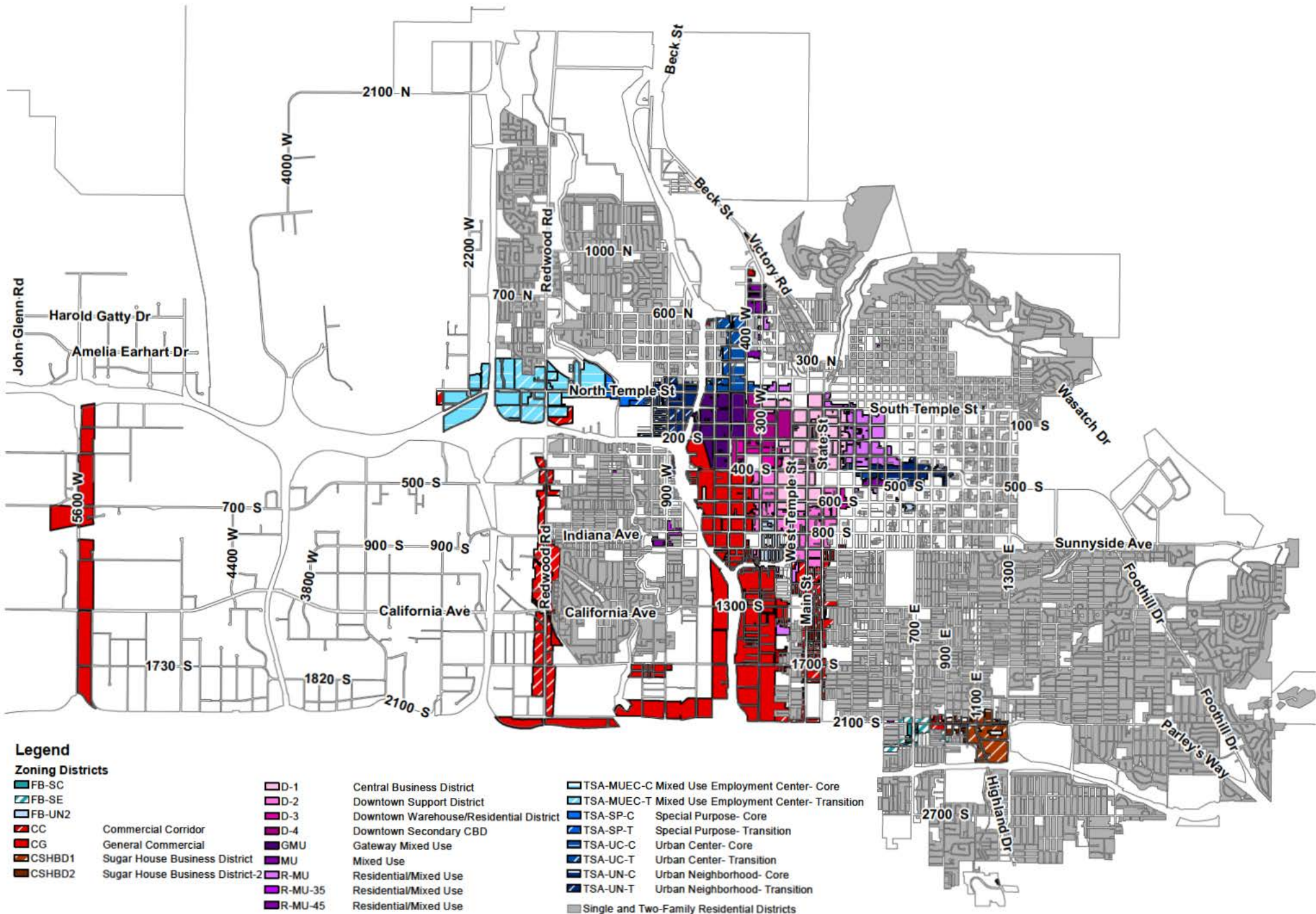
Based on the analysis and findings contained in the staff report dated June 27<sup>th</sup>, 2018, as well as additional findings contained in this memo, it is the opinion of Staff that the proposed zoning text amendments meet the intent of the Mayor's direction and the standards for a zoning ordinance amendment. Staff recommends that the Planning Commission forwards a favorable recommendation of petition PLNPCM2018-00066 to the City Council for their consideration.

**ATTACHMENTS:**

- A. Maps of Proposed Districts to Permit SRO Dwellings—Citywide and by Council Districts
- B. Seattle Case Study Maps

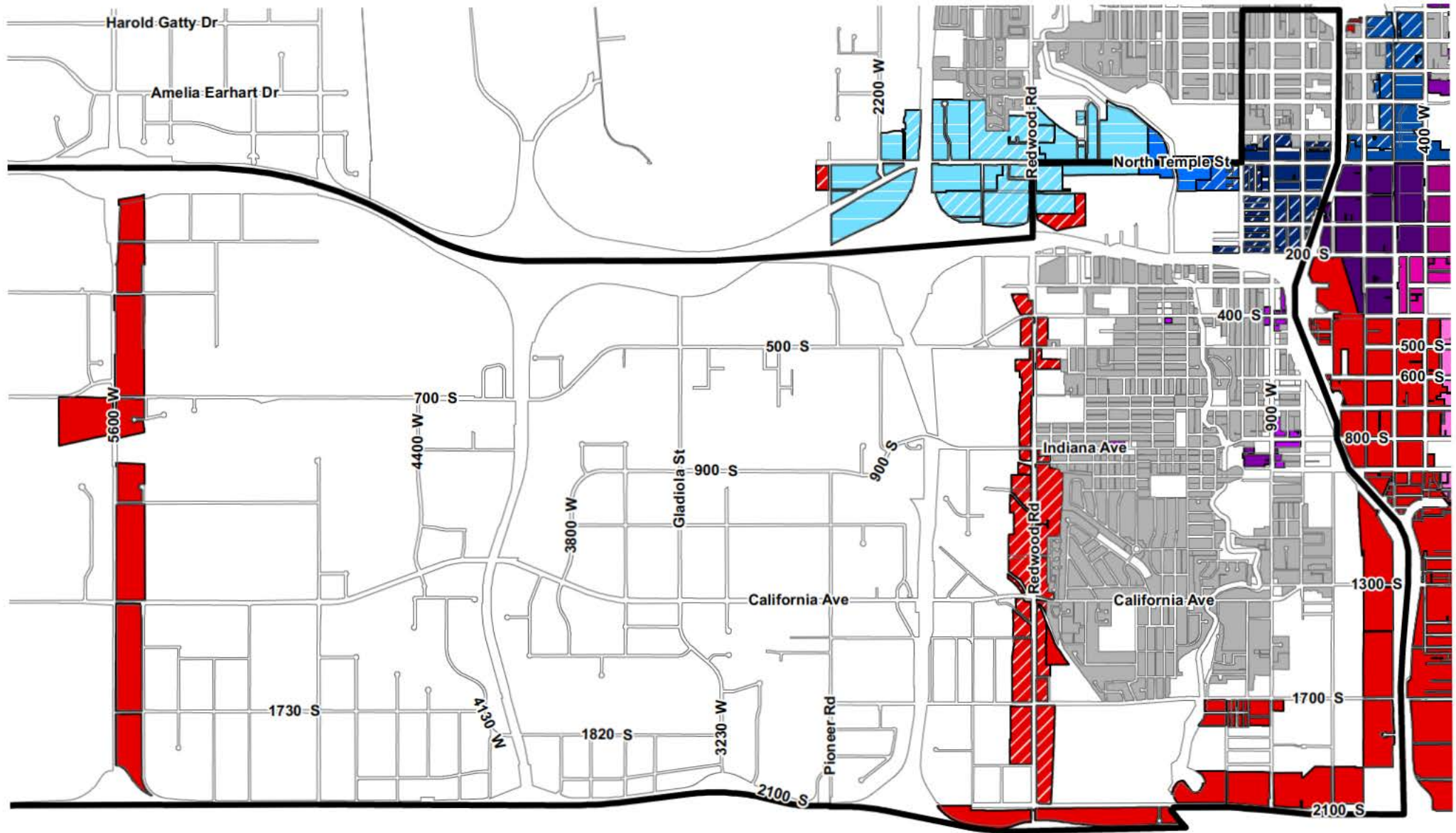
## **ATTACHMENT A: PROPOSED LOCATION MAPS**

# Proposed Single-Room Occupancy Zoning Districts CITYWIDE





# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 2



## Legend

### Zoning Districts

- ▨ CC Commercial Corridor
- CG General Commercial
- R-MU-35 Residential/Mixed Use
- R-MU-45 Residential/Mixed Use
- Single and Two-Family Residential Districts






City Council District Boundary

# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 1



## Legend

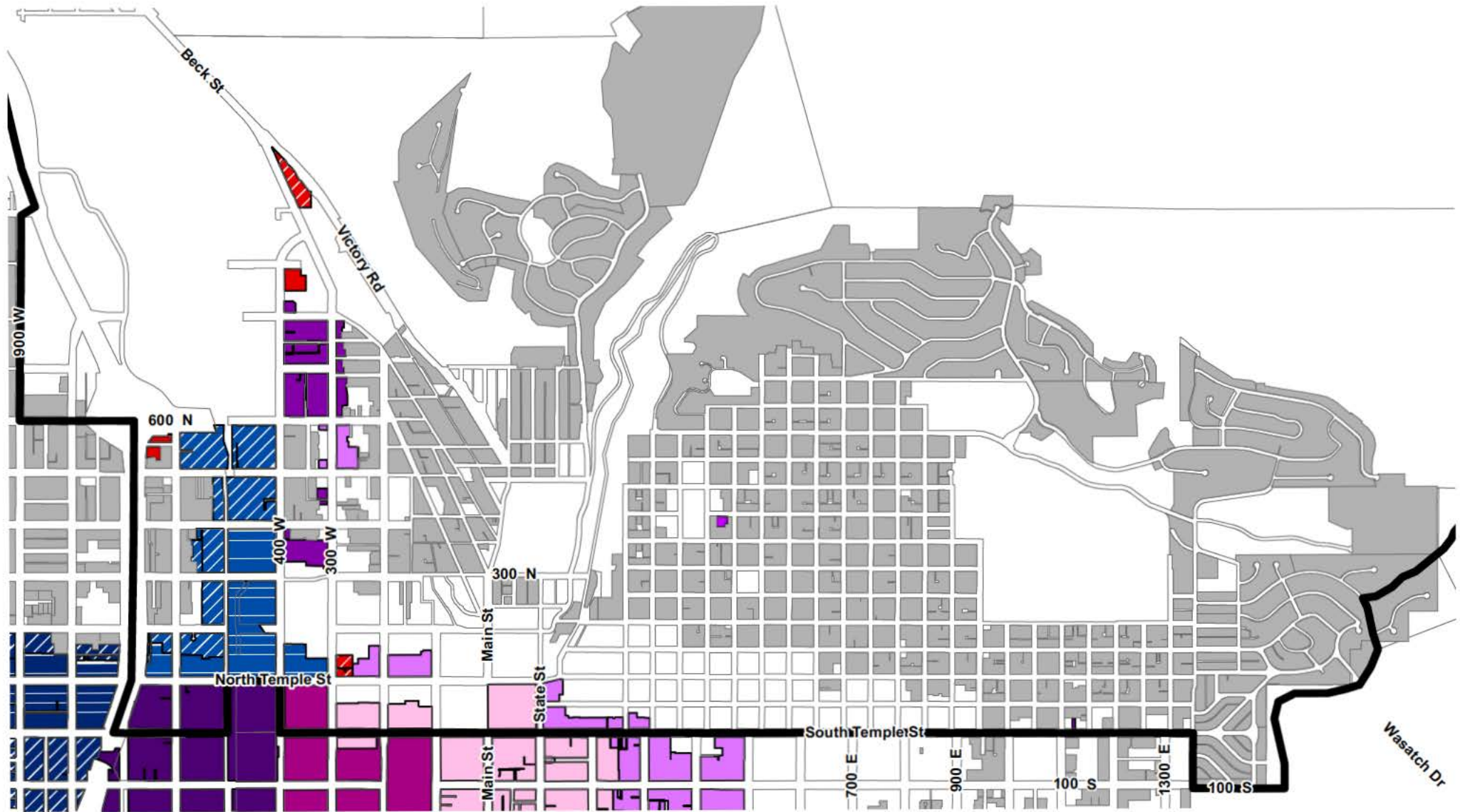
### Zoning Districts

-  CC Commercial Corridor
-  TSA-MUEC-C Mixed Use Employment Center- Core
-  TSA-MUEC-T Mixed Use Employment Center- Transition
-  TSA-SP-C Special Purpose- Core
-  Single and Two-Family Residential Districts

 City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 3

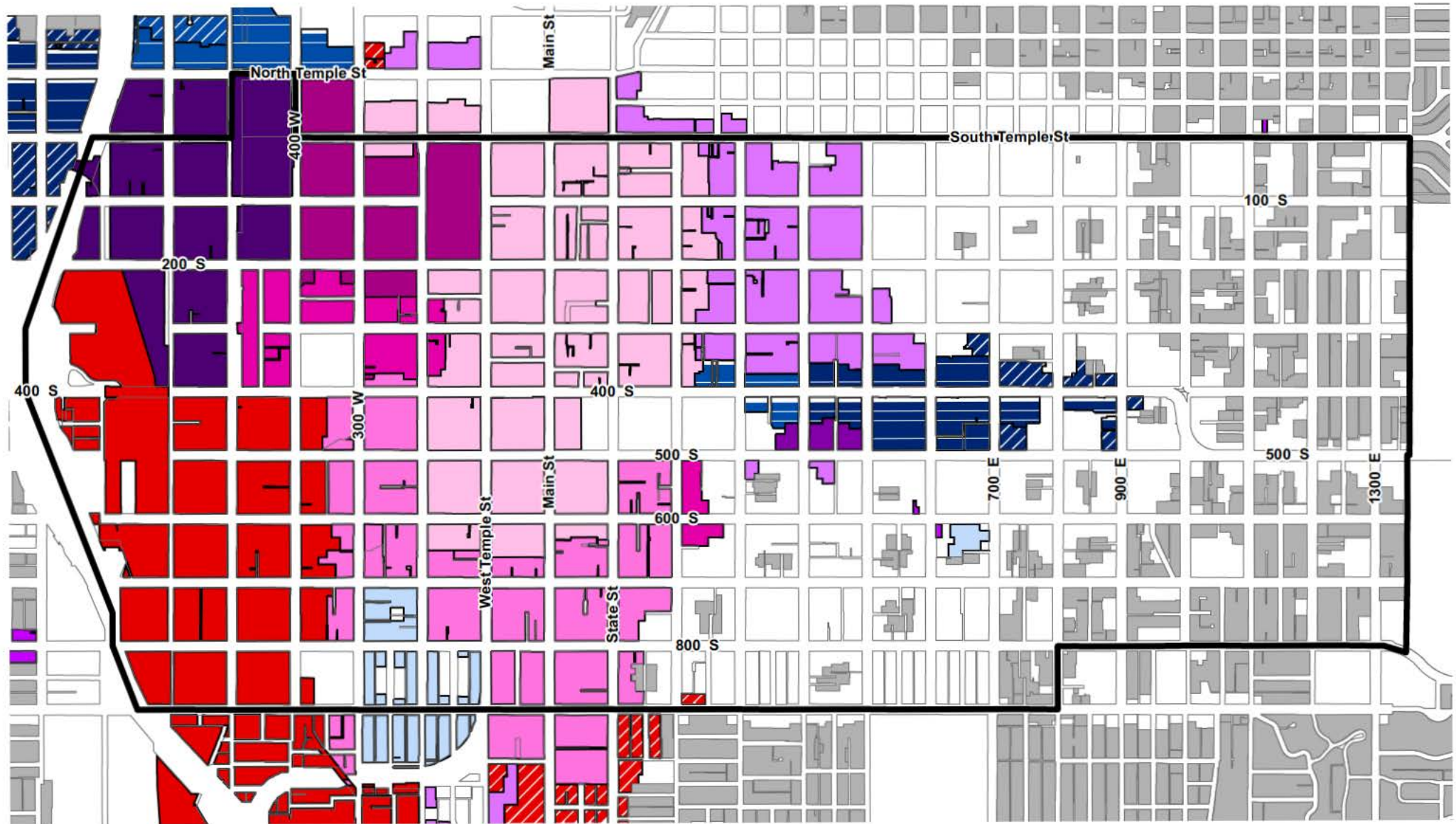


## Legend

### Zoning Districts

CC	Commercial Corridor	GMU	Gateway Mixed Use	TSA-UC-C	Urban Center- Core
CG	General Commercial	MU	Mixed Use	TSA-UC-T	Urban Center- Transition
D-1	Central Business District	R-MU	Residential/Mixed Use	Single and Two-Family Residential Districts	
D-4	Downtown Secondary CBD	R-MU-35	Residential/Mixed Use	City Council District Boundary	

# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 4



## Legend

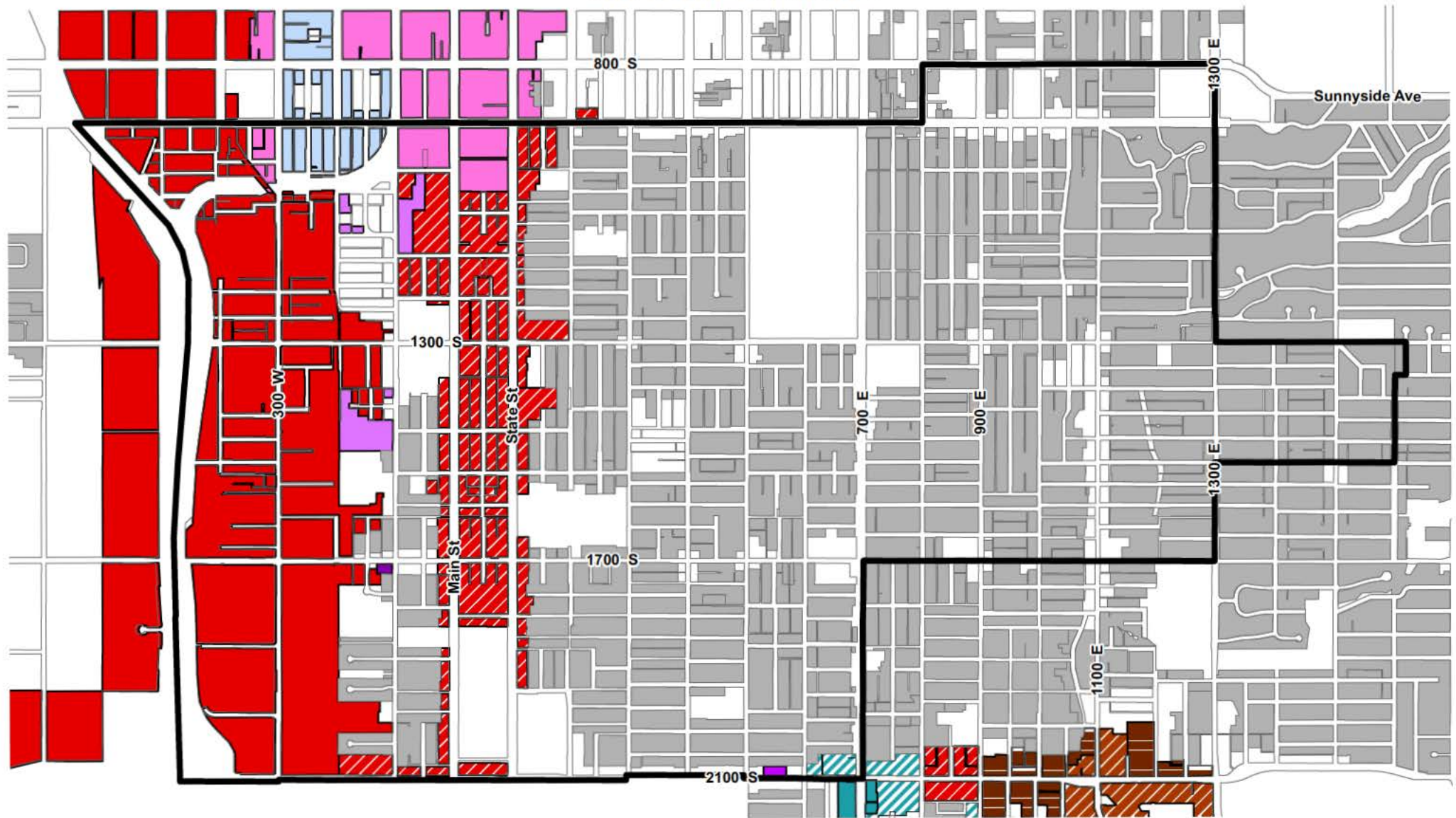
### Zoning Districts

CC	Commercial Corridor	D-1	Central Business District
CG	General Commercial	D-2	Downtown Support District
GMU	Gateway Mixed Use	D-3	Downtown Warehouse/Residential District
R-MU	Residential/Mixed Use	D-4	Downtown Secondary CBD
R-MU-45	Residential/Mixed Use	FB-UN2	

TSA-UC-C	Urban Center- Core
TSA-UN-C	Urban Neighborhood- Core
TSA-UN-T	Urban Neighborhood- Transition
	Single and Two-Family Residential Districts
	City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 5

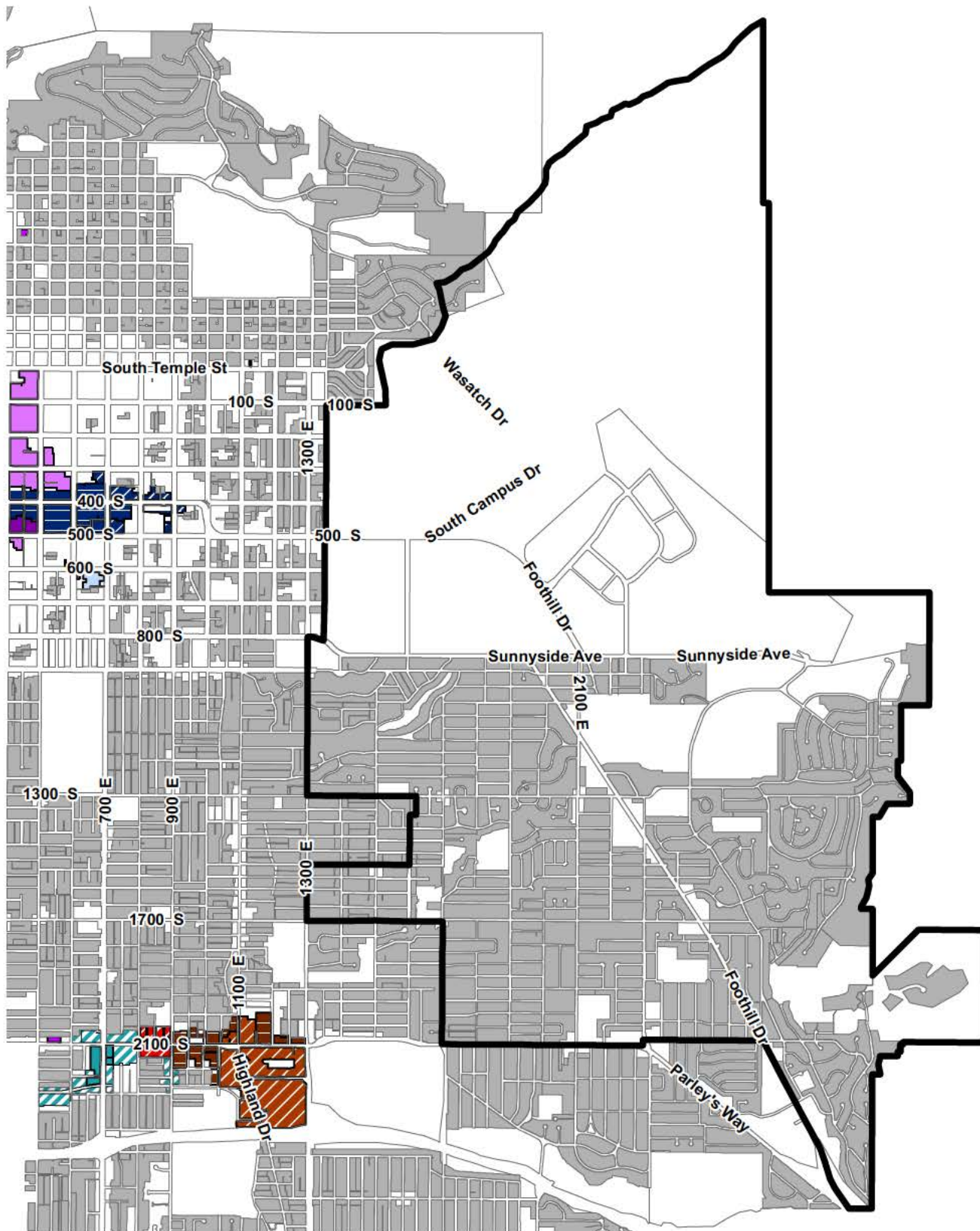


## Legend Zoning Districts

- |                               |   |
|-------------------------------|---|
| FB-SE                         | R-MU Residential/Mixed Use                  |
| FB-UN2                        | R-MU-35 Residential/Mixed Use               |
| CC Commercial Corridor        | R-MU-45 Residential/Mixed Use               |
| CG General Commercial         | Single and Two-Family Residential Districts |
| D-2 Downtown Support District |   |

City Council District Boundary

**Proposed Single-Room Occupancy Zoning Districts  
CITY COUNCIL DISTRICT 6**



**Legend**

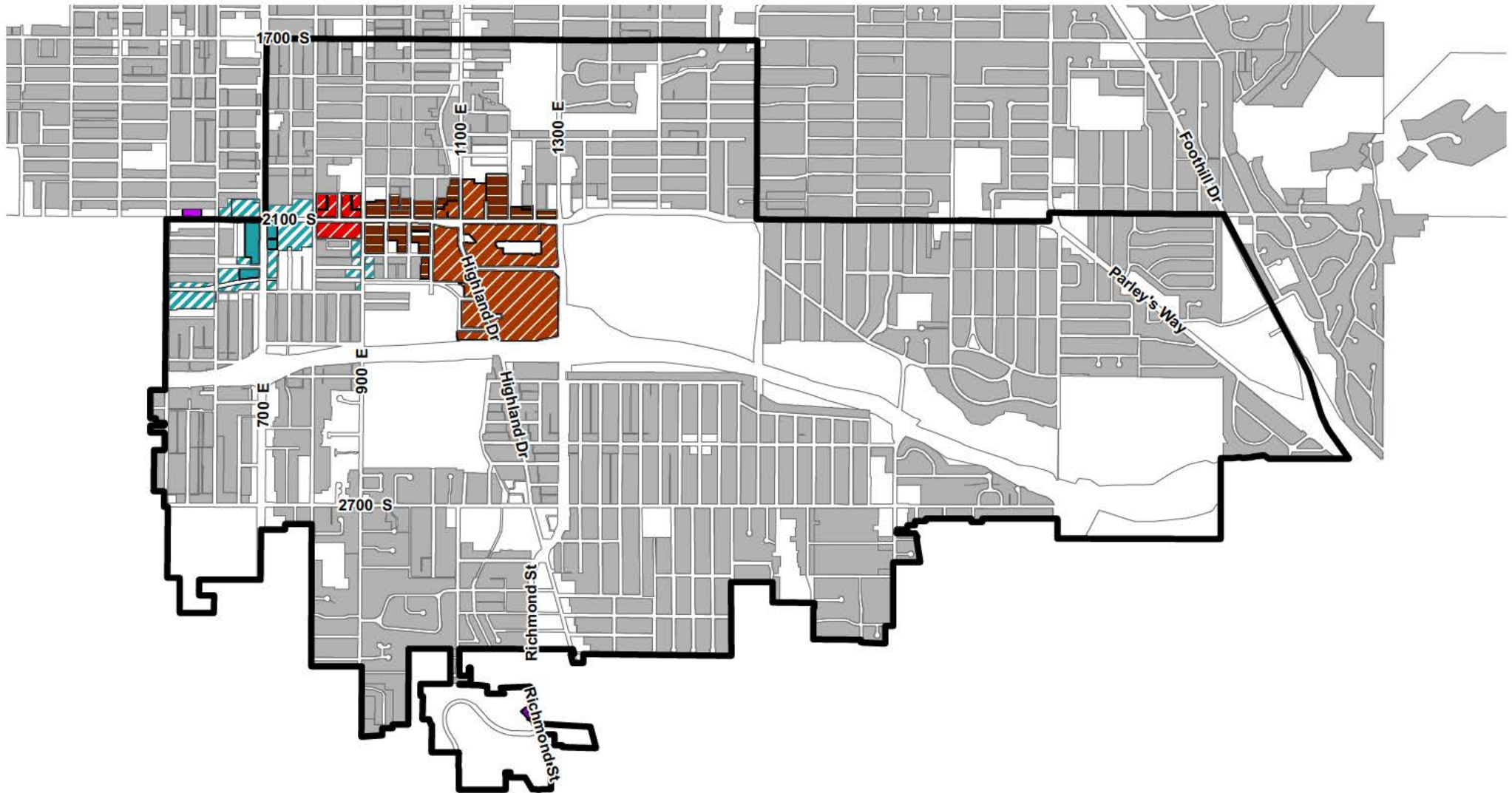
□ City Council District Boundary

**Zoning Districts**

■ Single and Two-Family Residential Districts



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 7



## Legend

### Zoning Districts

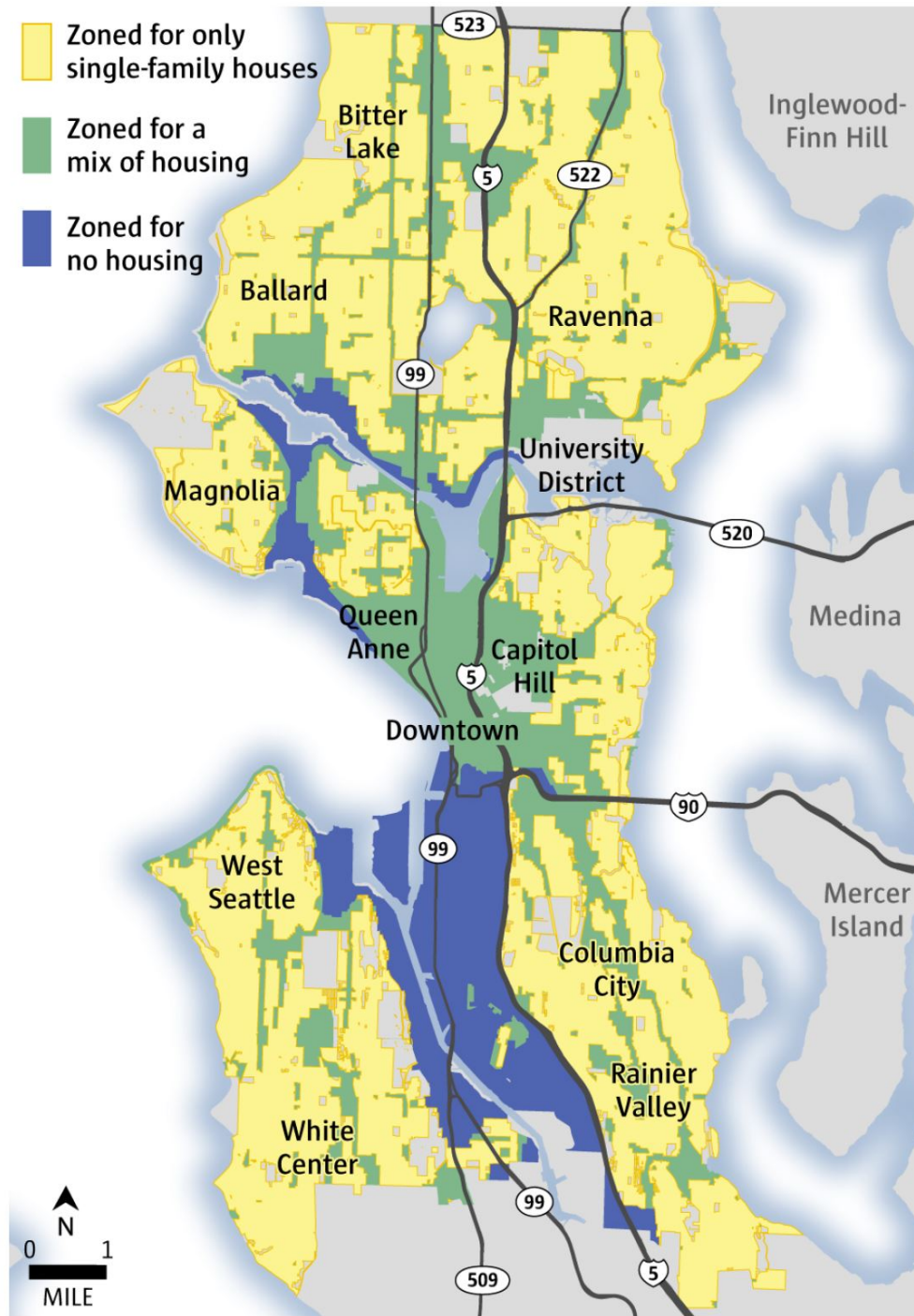
- FB-SC
- FB-SE
- CC Commercial Corridor
- R-MU-35 Residential/Mixed Use

- CSHBD1 Sugar House Business District
- CSHBD2 Sugar House Business District-2
- Single and Two-Family Residential Districts

City Council District Boundary

## **ATTACHMENT B: CASE STUDY MAPS**

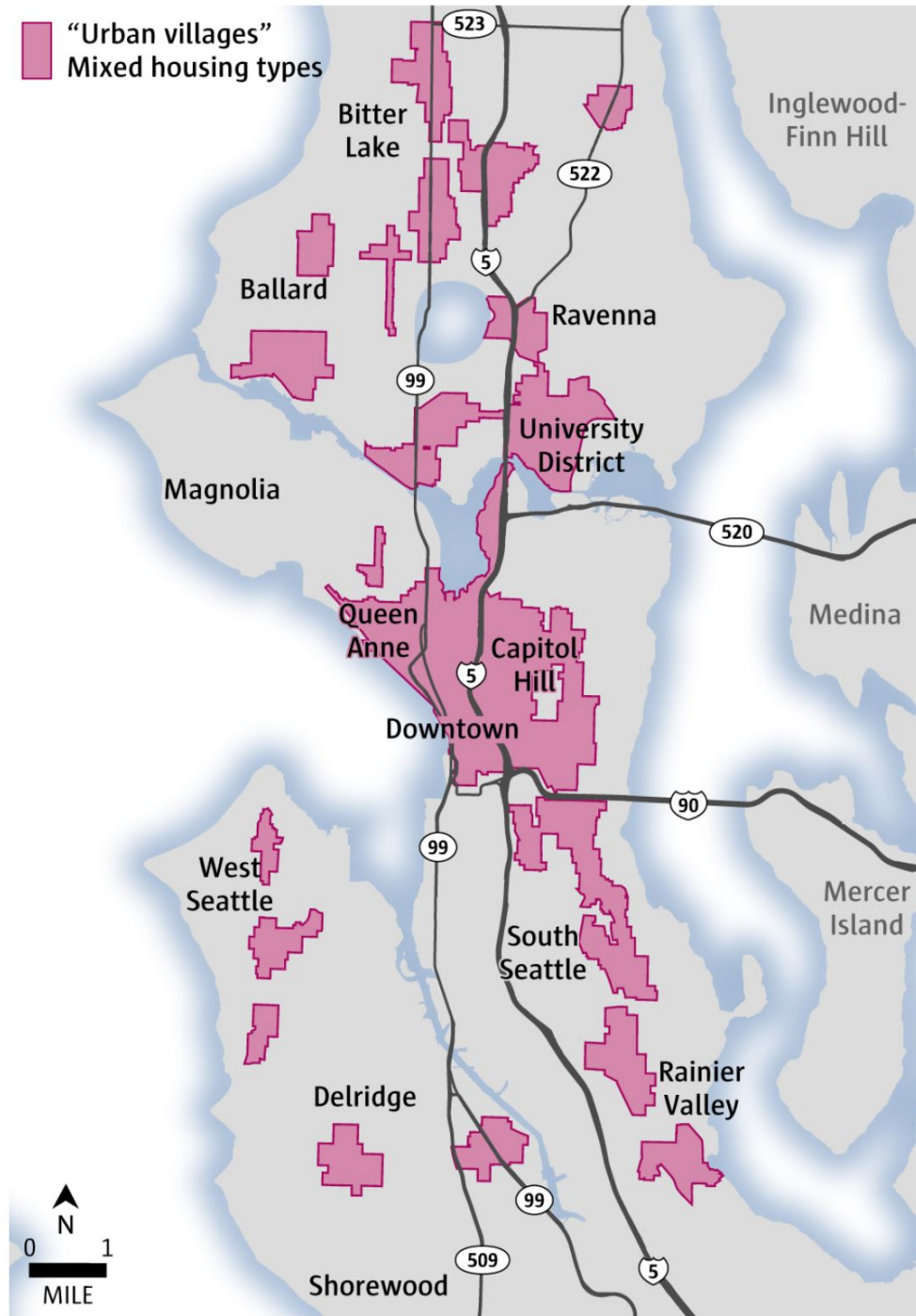




Source: city of Seattle

EMILY M. ENG / THE SEATTLE TIMES

This map illustrates the distribution of districts zoned exclusively for single family housing, and districts that permit mixed housing types. In theory, congregate facilities that are affiliated with nonprofits, universities, etc., could be located within the green areas.



Source: city of Seattle

EMILY M. ENG / THE SEATTLE TIMES

This map shows the various urban centers and villages that are dispersed throughout the city. Text amendments made in 2014 limited privately owned/operated congregate facilities to being located within select zoning districts that also fall within the areas shown in pink.

Lowrise Zones (LR1, LR2, LR3) and  
Midrise Zones (MR)  
Urban Villages and Urban Centers  
Micro-housing & Congregate  
Residence Project Locations

### Legend

-  Micro-Apartment Project Location
-  Urban Village or Urban Center
-  Lowrise 1 (LR1) zone
-  Lowrise 2 (LR2) zone
-  Lowrise 3 (LR3) zone
-  Midrise (MR) zone



This map shows where all micro housing projects (including both efficiency dwelling units and congregate facilities) were located between 2010 and September 2013. Even without the locational restrictions passed in October 2014, developers were choosing to build these facilities in lowrise multi family zoning districts that were also located within the urban centers/villages.

**3B. PLANNING COMMISSION CONTINUATION – JULY 11, 2018**  
**iv. PUBLIC COMMENT RECEIVED ON JULY 1, 2018**

**From:** [Norris, Nick](#)  
**To:** "Judi Short"; [Fowler, Amy](#); [Mendenhall, Erin](#)  
**Cc:** [Mills, Wayne](#); [Scarff, Ashley](#); [Reberg, Mike](#); [Mcgrath, Jennifer](#)  
**Subject:** RE: SRO's proposed for Sugar House  
**Date:** Monday, July 2, 2018 8:34:57 AM

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Judi,

The Planning Commission closed the public hearing. At this point, we can let the Commission know about your concerns and ask if they want to reopen the public hearing for a later date, but I don't have the authority to change a decision of the Planning Commission. We would need to keep it on the agenda for them to take that action.

One correction to your email. Holding open houses when a text amendment involves more than one community council is an adopted city ordinance (adopted in 2013), not a new policy. All of the community council chairs are subscribed to our list serve and receive open house notices. We rely on them to help spread the word and let us know of concerns. The Planning Division is more than willing to meet with community councils on citywide amendments when we receive requests and we have staff available to do so.

**NICK NORRIS**  
Planning Director

PLANNING DIVISION  
COMMUNITY *and* NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

TEL 801-535-6173  
Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

**From:** Judi Short [REDACTED]

**Sent:** Sunday, July 1, 2018 5:40 PM

**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>; Fowler, Amy <[Amy.Fowler@slcgov.com](mailto:Amy.Fowler@slcgov.com)>; Mendenhall, Erin <[Erin.Mendenhall@slcgov.com](mailto:Erin.Mendenhall@slcgov.com)>

**Subject:** SRO's proposed for Sugar House

On the recent Planning Commission meeting, an item proposing zoning districts for SRO's single room occupancy was proposed, and tab led for more information. I missed this, so was not at the meeting. Proposed is to make them an allowable use in CSHBD 1 and 2 and FB-SC and FB SE zones. I also missed the fact that this was on an Open House agenda back in March.

Because the city has a new policy that if a project or change affects more than one



community council district, instead of notifying those districts, they just put it on the agenda of the Open House. A total of 7 people attended that open house, and made no comments. The Short 2 pages describing the proposed changes is attached. Amy the SR.pdf is the Planning Commission report from Thursday's meeting.

I have serious concerns, first because of the lack of notice, but also because of the fact that the proposed areas where the changes may occur are right around the area where the Simpson Avenue homeless shelter was proposed, and we know what that neighborhood thought of that. I have attached a map of the affected areas.

**I'm asking that you take this off the PC agenda until the Sugar House Community Council can get feedback from that neighborhood, and provide comments for the Commission.** I'm not so concerned about the CSHBD 1 and 2 district, I think the price of property is so expensive that these would make no sense to build, but I could be wrong. But in the Form-based Streetcar Core and Streetcar Edge Districts, there could be warehouses or small apartment buildings that may just need a remodel to be viable.

--

Judi Short



**3C. PLANNING COMMISSION PUBLIC HEARING – NOV 14, 2018**  
**i. AGENDA AND MINUTES**

# **SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

## **AMENDED**

**In Room 326 of the City & County Building**

**November 14, 2018, at 5:30 p.m.**

**(The order of the items may change at the Commission's discretion)**

**FIELD TRIP** - The field trip is scheduled to leave at 4:00 p.m.

**DINNER** - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

### **PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326**

**APPROVAL OF MINUTES FOR OCTOBER 24, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **Planned Development and Conditional Building and Site Design Review for the Union Pacific Hotel at 2 S. 400 West** - The Athens Group and HKS Architects, on behalf of Vestar Gateway, LLC, have requested the above-mentioned planning petitions to accommodate the development of an 8-story, 225-room hotel on the west side of the existing Union Pacific Railroad Station. The hotel project is in conjunction with the adaptive reuse of the historic train station itself, which entails the preservation of the existing Grand Train Hall in the center of the station and the addition of other hotel amenities. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a planned development. Additionally, the applicants have elected to go through the Conditional Building and Site Design Review process to accommodate approximately 99 feet of building height in lieu of 75 feet that is permitted outright. However, the building will be no taller than the existing train station. The subject property is located in Council District 4, represented by Derek Kitchen. (Staff Contact - Lauren Parisi at 801-535-7226 or [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com)) **Case numbers PLNPCM2018-00617 & PLNSUB2018-00618**
2. **Single Room Occupancy (SRO) Text Amendments** - A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define the Single Room Occupancy (SRO) housing type and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five-Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, 21A.36 General Provisions, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066** (Legislative Matter)
3. **Partial Street Vacation at 239 N East Capitol Street** - A request by Brian and Jennifer Reuben for a Partial Street Vacation of a portion of East Hillside Avenue adjacent to their property at 239 N East Capitol Street. The purpose of the vacation is to reconcile the location of two accessory buildings and a masonry wall in the public right-of-way. The subject property is located in RMF-35 (Moderate Density Multi-Family Residential District) zoning district and is located in Council District 3, represented by Chris Wharton. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)) **Case number PLNPCM2018-00121**

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, November 14, 2018**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:45 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman, Vice Chairperson Sara Urquhart; Commissioners Amy Barry, Adrienne Bell, Weston Clark,Carolynn Hoskins, Andres Paredes and Clark Ruttinger. Commissioners Brenda Scheer and Matt Lyon were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Molly Robinson, Planning Manager; Paul Nielson, Attorney; Tracy Tran, Senior Planner; Lauren Parisi, Associate Planner; Ashley Scarff, Principal Planner and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Carolynn Hoskins and Sara Urquhart. Staff members in attendance was Wayne Mills.

- **239 N East Capitol Street** - Staff summarized request.
- **529 West 500 North** - Staff summarized the project.

**APPROVAL OF THE OCTOBER 24, 2018, MEETING MINUTES** [5:34:09 PM](#)  
**MOTION** [5:34:20 PM](#)

Commissioner Hoskins moved to approve the October 24, 2018, meeting minutes. Commissioner Bell seconded the motion. Commissioners Barry, Bell, Hoskins, Clark, Urquhart and Ruttinger voted "Aye". Commissioner Paredes abstained from voting. The motion passed.

**REPORT OF THE CHAIR AND VICE CHAIR** [5:34:56 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:35:04 PM](#)

Mr. Wayne Mills, Planning Manager, stated he had nothing to report.

[5:35:13 PM](#)

**Planned Development and Conditional Building and Site Design Review for the Union Pacific Hotel at 2 S. 400 West** - The Athens Group and HKS Architects, on behalf of Vestar Gateway, LLC, have requested the above-mentioned planning petitions to accommodate the development of an 8-story, 225-room hotel on the west side of the existing Union Pacific Railroad Station. The hotel project is in conjunction with the adaptive reuse of the historic train station itself, which entails the preservation of the existing Grand Train Hall in the center of the station and the addition of other hotel amenities. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a planned development. Additionally, the applicants have elected to go through the Conditional Building and Site Design Review process to accommodate approximately 99 feet of building height in lieu of 75 feet that is permitted outright. However, the building will be no taller than the existing train station. The subject property is



located in Council District 4, represented by Derek Kitchen. (Staff Contact - Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) **Case numbers PLNPCM2018-00617 & PLNSUB2018-00618**

Lauren Parisi, Associate Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition.

The Commission and Staff discussed the following:

- Monument signs
- Whether the easements are blocking any access to walkways
- Accessibility hour restrictions

Jeff Mongan, Emir Tursic, Mark Sanford and Scott Howell, The Athens Group representatives, reviewed the history property and provided a presentation of the proposed project. Mr. Mongan also addressed hour restriction concerns.

The Commission, Staff and Applicant discussed the following:

**PUBLIC HEARING [6:05:04 PM](#)**

Chairperson Bachman opened the Public Hearing;

Roger Borgdenicht – Stated his concerns regarding the public access with the easements.

seeing no one else wished to speak; Chairperson Bachman closed the public hearing.

The Commission, Applicant and Staff further discussed the following:

- The atrium between the new proposed building and the Depo
- Management of guest rooms
- The reason the Gateway must go through a Planned Development process
- Who has oversight in the City over the easement
- Clarification as to why 75 ft to the easement was chosen
- Clarification for blank wall with no windows

**MOTION [6:23:01 PM](#)**

Commissioner Barry stated, based on the findings listed in the findings listed in the Staff Report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve Planned Development request petition PLNSUB2018-00618 and conditional building and site design request petition PLNPCM2018-00617 with the conditions listed in the staff report.

Commissioner Urquhart second. Commissioners Barry, Bell, Hoskins, Urquhart, Ruttinger and Paredes voted “Aye”. Commissioner Clark voted “Nay”. The motion passed 6-1.

**[6:24:46 PM](#)**

**Single Room Occupancy (SRO) Text Amendments** - A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define the Single Room Occupancy (SRO) housing type and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five-Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, 21A.36 General Provisions, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact:



Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066 (Legislative Matter)**

Tony Milner, HAND Project and Policy Manager, provided a presentation on the SRO housing type, and how they are operated. Ashley Scarff, Principal Planner, reviewed the latest version of the proposal as outlined in the Staff Report (located in the case file). She stated that Staff recommended the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Whether SRO's are furnished
- If an SRO could have both shared kitchens and bathrooms
- Occupancy restrictions
- How the minimum amount of required common space was selected
- Management of the SRO's

#### **PUBLIC HEARING [7:09:00 PM](#)**

Pamela Atkinson – Described her experience working with the homeless population, as well as findings from an SRO focus group study that she conducted with the Kem Gardner Center. She feels that different SRO's could house different population types with varying needs.

Daniel Nackerman, HASLC Executive Director – Expressed support of the revised proposal, outlined the need for this type of housing and asked the Commission to please approve the project. He would like to see the minimum parking requirement reduced.

Brent Willis, Operator of the Rio Grande Hotel – Raised concern regarding the proposed minimum floor area of the SRO's. He feels that one on-site manager can monitor a maximum of 55-60 rooms. He recommended reducing the minimum required floor area to 100 sf for one tenant and 120 sf for a room that could hold two tenants.

Judi Short, Sugar House Community Council – Stated she is interested in the petition because of the potential for SRO's in the community. She is in favor of the SRO use but believes that it should be a conditional use.

Lynn Schwarz – Would like the city to require SRO's to be contained with private kitchens and bathrooms and expressed that they should be a conditional use.

Marie Taylor – Made several comments related to an SRO that was formerly located near her home and mad suggestions for what should be included in the units.

Emir Tursic – Is concerned about impacts to the neighborhoods and stated that he believes the conditional use permit should be required.

Seeing no one else wished to speak, Chairperson Bachman closed the public hearing.

The Commission and Staff further discussed the following:

- Minimum parking requirements
- Minimum floor area of individual rooms
- The possibility of a mini kitchen
- Onsite management



- Whether a duplex can add an SRO
- If the city is creating an incentive to build or convert to an SRO

**MOTION FAILED [8:01:07 PM](#)**

Commissioner Barry stated, based on the analysis and findings contained in the staff report dated June 27, 2018, the additional information contained in the two memo's dated July 18, 2018, and November 14, 2018, and testimony provided, I move that the Planning Commission forward a positive recommendation for PLNPCM2018-00066 to the City Council to adopt the proposed zoning ordinance text amendments related to the Single Room Occupancy dwellings use with the following deviations:

1. The minimum square footage for a single unit be 100 square feet and a bunk unit be 130 square feet
2. A conditional use

Commissioners discussed the 130-foot square foot suggestion versus 120 square feet.

Commissioner Clark seconded the motion with an amendment changing the minimum square footage for a bunk unit to 120 square feet. Commissioner Barry accepted the amendment. Commissioners Barry, Hoskins, Clark and Paredes voted "Aye". Commissioners Bell, Urquhart and Ruttinger voted "Nay".

Policy and procedures require majority of those present to vote "Aye" in order for a motion to pass. Chairperson Bachman voted "Nay" and the motion failed.

**MOTION [8:04:03 PM](#)**

Commissioner Urquhart stated, based on the analysis and findings contained in the staff report dated June 27, 2018, the additional information contained in the two (2) memos dated July 11, 2018, and November 14, 2018, and testimony provided, I move that the Planning Commission forwards a positive recommendation for PLNPCM2018-00066 to the City Council to adopt the proposed zoning ordinance text amendments related to the Single Room Occupancy (SRO) Dwellings use.

Commissioner Ruttinger requested to amend the motion with the condition as follows:

1. The minimum square footage for a single unit be 100 square feet and a bunk unit be 120 square feet.

Commissioner Urquhart accepted the amendment. Commissioners Bell, Hoskins, Urquhart, and Ruttinger voted "Aye". Commissioners Barry, Clark and Paredes voted "Nay". Chairperson Bachman was required to vote and voted "Aye". The motion passed 5-3.

[8:06:07 PM](#) Commissioner Bell left the meeting due to prior engagement.

**[8:06:37 PM](#)**

**Partial Street Vacation at 239 N East Capitol Street** - A request by Brian and Jennifer Reuben for a Partial Street Vacation of a portion of East Hillside Avenue adjacent to their property at 239 N East Capitol Street. The purpose of the vacation is to reconcile the location of two accessory buildings and a masonry wall in the public right-of-way. The subject property is located in RMF-35 (Moderate Density Multi-Family Residential District) zoning district and is located in Council District 3, represented by Chris Wharton.

**3C. PLANNING COMMISSION PUBLIC HEARING – NOV 14, 2018**  
**ii. HEARING NOTICE**



**PROOF OF PUBLICATION CUSTOMER'S COPY**

CUSTOMER NAME AND ADDRESS

PLANNING DIVISION,

PO BOX 145480

SALT LAKE CITY UT 84114

ACCOUNT NUMBER

9001394298

DATE

11/5/2018

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

ORDER # / INVOICE NUMBER

0001231273 /

PUBLICATION SCHEDULE

START 11/03/2018 END 11/03/2018

CUSTOMER REFERENCE NUMBER

Planning Commission Meeting November 14, 2018

CAPTION

Notice of Public Hearing On Wednesday, November 14, 2018, the Salt La

SIZE

36 LINES

3 COLUMN(S)

TIMES

2

TOTAL COST

140.00

**Notice of Public Hearing**

On Wednesday, November 14, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

**1. Partial Street Vacation at 239 N East Capitol Street** - A request by Brian and Jennifer Reuben for a Partial Street Vacation of a portion of East Hillside Avenue adjacent to their property at 239 N East Capitol Street. The purpose of the vacation is to reconcile the location of two accessory buildings and a masonry wall in the public right-of-way. The subject property is located in RMF-35 (Moderate Density Multi-Family Residential District) zoning district and is located in Council District 3, represented by Chris Wharton. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com) **Case number PLNPCM2018-00121**

**2. Single Room Occupancy (SRO) Dwellings Text Amendments** - A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently adopted Growing SLC: A Five-Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, 21A-36 General Provisions, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case number PLNPCM2018-00066** (Legislative Matter)

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.  
**1231273**

UPAXLP

**AFFIDAVIT OF PUBLICATION**

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, November 14, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

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DATE 11/5/2018

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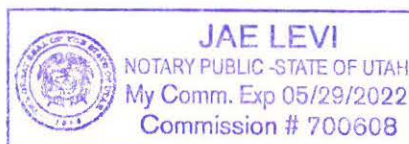
*Jud. Mundson*

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 3RD DAY OF NOVEMBER IN THE YEAR 2018

BY LORAIN GUDMUNDSON



*Jae Levi*

NOTARY PUBLIC SIGNATURE



Salt Lake City Planning Division  
451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

**Salt Lake City Planning Commission November 14, 2018, 5:30 p.m.  
City and County Building 451 S State Street, Room 326**

**A public hearing will be held on the following matter. Comments from the Appellant, City Staff and the public will be taken.**

**Single Room Occupancy (SRO) Text Amendments** - A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define the Single Room Occupancy (SRO) housing type and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five-Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, 21A.36 General Provisions, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066 (Legislative Matter)**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility. For additional meeting information, please see [www.slcgov.com](http://www.slcgov.com) or call 801-535-7757; TDD 535-6220.





SALT LAKE CITY PLANNING DIVISION  
451 S STATE STREET ROOM 406  
PO BOX 145480  
SALT LAKE CITY UT 84114-5480

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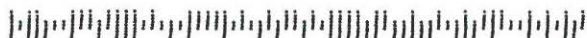


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Ashley Scarff  
Salt Lake City Planning Division  
PO Box 145480  
Salt Lake City UT 84114

841145480 8900







# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Ashley Scarff, (801) 535-7660, [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)

Date: November 14, 2018

Re: PLNPCM2018-00066 Single Room Occupancy (SRO) Text Amendments

The purpose of this memorandum is to make refined recommendations related to the proposed SRO Text Amendments (PLNPCM2018-00066), as requested by the Planning Commission at the July 11, 2018 meeting. The Planning Commission shall review the information contained in this memo and make a recommendation for the City Council's future consideration.

## BACKGROUND:

The Mayor formally requested that the Salt Lake City Planning Division amend sections of the Zoning Ordinance to better define SRO housing, and determine appropriate locations within the City for this use. The intent of the proposed amendments is to implement elements of the recently-adopted [\*Growing SLC: A Five Year Housing Plan \(2018-2022\)\*](#).

This petition was initially presented to the Planning Commission at a public hearing held on **June 27, 2018**. At that time, the Commission tabled the item in order to give staff time to research four specific topics.

Staff addressed the four topics at the **July 11, 2018** meeting, but the Commission again made a motion to table the item, with a request for Staff to investigate additional areas of concern/interest (detailed in the sections below). The Commissioners also moved to reopen the public hearing for this item. The agenda, staff report, record of decision, and minutes from both of these meetings can be found at <https://www.slc.gov/boards/planning-commission-agendas-minutes/>.

## CONCERNS FROM PRIOR MEETINGS & RESPONSES:

During the July 11, 2018 Planning Commission meeting, Commissioners tabled the item to a future date and directed Staff to return with refined recommendations that would address multiple areas of concern identified in the motion. In recent months, Staff has conducted further due diligence with more research, meetings with local housing stakeholders, and a tour of the Rio Grande Hotel, the only known true SRO still in operation in Salt Lake City today. Staff has considered each of the Commissioners' concerns, and has responded with further amendments to the ordinance, or explanations of the rationale behind why the suggestions weren't incorporated into the proposal, below:

### Amendment to proposed definition

Staff has updated the proposed definition of SRO to directly address permitted lease lengths and the maximum occupancy of each unit (full definition in [Attachment A](#)).

- This updated proposal removes the “dwelling” designation from the SRO use in order to allow for the weekly rental of units. The ordinance defines “dwelling” as a residential use that is meant to be occupied on a monthly basis. Staff finds that a weekly rental option is important for this type of use, as it will **1)** allow those who cannot afford a full month’s rent to procure shelter with smaller payments, and **2)** provides management with the ability to immediately evict tenants who aren’t following the rules, without waiting until the tenant’s month-long lease period ends. The manager of the Rio Grande Hotel stressed that this flexibility is imperative to successful management.
- The latest definition also indicates that the individual units shall house a maximum of 1-2 tenants. This occupancy standard, paired with proposed minimum floor areas (outlined below), should address multiple concerns that have been brought up at past meetings.

### **Floor area of individual sleeping rooms**

Past SRO text amendment proposals did not recommend imposing minimum required floor areas for the individual units, and Commissioners expressed concerns with leaving this detail up to minimum building code requirements as it could result in inadequate living conditions for future tenants of SRO developments. Staff is proposing to create section 21A.36.360 “Qualifying Provisions for the Single Room Occupancy (SRO) Use,” which includes a minimum floor area standard that would require each unit to contain a minimum of 150 square feet of floor area for a single tenant, or 200 square feet of floor area for two (2) tenants. This would not include the area of a private bathroom (if included), closet/storage or mechanical areas.

### **Floor area of common/communal areas**

In addition to minimum floor area requirements for the individual SRO units, Staff is proposing a standard that would require that the total amount of communal area have a floor area that is a minimum of 15% of the total floor area of all individual units. This would include, but is not limited to libraries, lounges, recreation rooms, dining rooms, laundry rooms, and meeting rooms that are accessible to all residents of the SRO with sufficient accommodations provided for socializing and meeting.

### **Shared kitchen and bathrooms**

Past meetings saw comments and questions regarding the concept of shared kitchen and bathroom amenities in SRO establishments. While Staff has not made any changes to the original proposal, more insight can be provided on this topic.

The proposed definition of SRO states that *“Each individual unit consists of one combined living and sleeping room and may contain either a private kitchen or separate private bathroom, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with the tenants of other SRO units.”* In other words, the definition does not attempt to prescribe what makes up a kitchen or bathroom, but indicates that an SRO unit shall not be self-contained, and amenities required by building code but not included within the individual unit shall be located elsewhere in the same building as a shared amenity.

Planning Staff consulted Building Services Staff in an attempt to clarify the ratios that would be used to calculate required kitchen and bathroom amenities, but found that it will likely be considered on a case by case basis for the following reason:



- Because Staff is now proposing to remove the “dwelling” designation from the SRO use to allow for the weekly rental of SRO units, the use is considered a “transient” use as far as the building code is concerned. Uses with a transient designation have much higher ratios for plumbing amenities, which Building Services Staff acknowledges is an issue. For example, *Hotels, motels, boarding houses (transient)* require one (1) toilet per sleeping room, while *Dormitories, fraternities, sororities and boarding houses (non transient)* have a ratio of 1 toilet per 10 tenants.<sup>1</sup> Building Staff indicated that there is a code change committee working to accommodate a transient use such as a hostel or SRO with more reasonable ratios, but until those amendments are made, Building Services Staff will consider each project and its needs on a case by case basis.

The International Building Code (IBC) is described as “*a model code that provides minimum requirements to safeguard the public health, safety and general welfare of the occupants of new and existing buildings and structures.*”<sup>2</sup> Planning Staff does not feel that it’s necessary to define the specific elements that make up a kitchen or bathroom, as enforcement of the building code will ensure that adequate facilities are provided. In addition, until the building codes are updated with more realistic plumbing ratios for transient hostels or SROs, these projects will receive individual attention and consideration by Building Services Staff, who will determine appropriate requirements.

### **Property Management**

After hearing the Commissioners’ concerns regarding the management of SROs and conducting further research into the issue, Staff amended the proposal to include qualifying provisions that require a property manager to be on site 24 hours a day, who would be responsible for the conduct, operation, and maintenance of the SRO, as well as the continuous monitoring by security cameras of all communal areas that are accessible to all tenants. The proposed definition includes language that allows for a management office, as well as one self-contained living unit with private kitchen and bathroom amenities for a caretaker or manager. Staff finds that these provisions are adequate to ensure the proper management of an SRO use.

### **Impacts on immediate neighborhood**

Commissioners have brought up concerns about potential negative impacts that the SRO use could have on a surrounding neighborhood; specifically, on single family neighborhoods. Researching this topic is tough, as SROs have been in existence since the early 1900s, and tend to have a negative connotation for many reasons. For example, the deinstitutionalization of mental health facilities in the United States resulted in the exodus of patients to the streets, with many ending up in SRO establishments, which were originally developed as a way to house temporary workers or even young adults in the pre-WWII days when city living was still a desirable option. Over time, the SRO became associated with the poor, addicted, criminal, mentally challenged, etc. For this reason, a search for information (even peer-reviewed) regarding negative impacts associated with SROs will result in a plethora of dated articles that reference the type of establishments that have gone unregulated for decades. There is very little recent information available regarding the regulation and construction of new SRO-style developments, or reports on their success within a community.

The staff report from July 11 contains a section (Findings, Item 3) that covers the proposed proximity to single family districts, and includes a set of maps that illustrate where Staff has proposed to permit the SRO use, paired with the locations of single and two family zoning districts (included in this report as [Attachment B](#)). The analysis resulted in the following conclusions:

<sup>1</sup> See [https://codes.iccsafe.org/content/IBC2018/chapter-29-plumbing-systems?site\\_type=public](https://codes.iccsafe.org/content/IBC2018/chapter-29-plumbing-systems?site_type=public)

<sup>2</sup> See [https://codes.iccsafe.org/public/document/code/369/6464506?code\\_id=6464506](https://codes.iccsafe.org/public/document/code/369/6464506?code_id=6464506)



- With the exception of the Downtown districts, all of the zoning districts proposed to permit the SRO use are at some point adjacent to a single or two family residential district.
  - However, this contact generally occurs at the perimeter of single or two family neighborhoods – the neighborhoods, themselves, are fairly homogenous, meaning that there would be little to no opportunity for the SRO use to be located within them.
- Zoning districts where the SRO use could be permitted occupy 9% of the ‘developable’ land area of the city.

Staff is proposing to permit the SRO use in mixed-use zoning districts that do not have density limitations. These are the zoning districts that permit the type of housing that can make an impact on Salt Lake City’s housing crisis; however, they only make up approximately 9% of the developable area of the city. Staff continues to find the original location proposal appropriate, even when the proximity to single and two family zoning districts is considered.

### **Proximity to Public Transit**

The zoning districts proposed to permit the SRO use were selected using four (4) location criteria:

- Districts with existing design standards in place;
- Districts that already permit uses with similar characteristics/levels of intensity;
- **Districts that typically have close proximity to frequent public transit;**
- **Districts that permit/are typically located near a mix of uses to enable accessibility to employment or other amenities by foot or bicycle.**

Staff finds that locating any type of residential use in walkable environments that are near frequent public transit routes should always be a priority, but agrees with sentiments expressed by the Commissioners that it should be an even higher priority for the SRO use, as the use does have a reduced parking requirement, and tenants may not have personal vehicles.

In an attempt to illustrate how this was prioritized, Staff prepared a map that includes the zoning districts where SROs would be a permitted use, as well as the available data set for bus routes with 15, 20, and 30 minute frequencies, and fixed rail lines, which have 15 minute frequencies with the exception of the S-Line, which has 20-minute frequencies ([Attachment C](#)). As can be seen in this map, the areas proposed to permit the use are well-served by bus and rail, with the exception of the 5600 West corridor, which is included because it is zoned CG General Commercial. Staff finds that the Commissioners’ request to permit the use near frequent public transit corridors has been met through this proposal, and maintains the same recommendation presented in past meetings.

### **Permitted vs. Conditional Use**

At the July 11 Planning Commission meeting, Commissioners expressed interest in making the SRO a conditional use rather than a permitted use, as it would require special review of these projects on a case by case basis by the Planning Commission, who could apply specific conditions to a project, if needed. Planning Staff is still recommending the SRO use as a permitted use for the following reasons:

- The main purpose of this text amendment is to support and implement the recently-adopted [Growing SLC five-year housing plan](#). Goal 1 of the plan is to **“Reform City practices to promote a responsive, high-opportunity housing market.”** Outlined objectives

that support this goal include, ***“Review and modify land use and zoning regulations to reflect the affordability needs of a growing, pioneering city,”*** and ***“Remove impediments in City processes to encourage housing development.”*** Designating the SRO use a conditional use would be counter-intuitive to these goals and objectives, as it would add significant review time and cost to the development process. Planning Staff finds that the qualifying provisions recommended in the current proposal would adequately address all concerns expressed by Commissioners thus far, and can be accomplished without making the use a conditional use.

- Staff maintains confidence in the list of zoning districts put forward to permit the SRO use. Location criteria used to choose these districts considered zones with existing design standards in place, and zones that already permit uses with similar characteristics and levels of intensity. In addition, all proposed districts already permit a mix of uses, and do not have density limitations. Staff finds that these characteristics, paired with the proposed qualifying provisions for the SRO use, will achieve the same result as the conditional use process, but require less of the applicants' money and time.

#### **RECOMMENDATION:**

Based on the analysis and findings contained the staff report dated June 27, 2018, the memo dated July 11, 2018, and the additional findings contained in this memo, it is the opinion of Staff that the zoning text amendments as most recently proposed meet the intent of the Mayor's direction and the standards for a zoning ordinance amendment. Staff recommends that the Planning Commission forwards a favorable recommendation of petition PLNPCM2018-00066 to the City Council for their consideration.

#### **ATTACHMENTS:**

- A. [Proposed Text Amendments \(revised since 6/27 and 7/11/2018 meetings\)](#)
- B. [Maps of Proposed Districts' Proximity to Single and Two-Family Zoning Districts](#)
- C. [Map of Proposed Districts' Proximity to Frequent Public Transit Corridors](#)

## ATTACHMENT A: PROPOSED TEXT AMENDMENTS

### 21A.62.040: DEFINITIONS OF TERMS:

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, ~~apartment hotels~~ single room occupancy (SRO) establishments, boarding houses and lodging houses.

~~DWELLING, SINGLE ROOM OCCUPANCY (SRO): A residential dwelling facility containing individual, self-contained, dwelling units none of which may exceed five hundred (500) square feet in size.~~

A building, or portion thereof, that is designated for residential purposes and contains individual units to house 1-2 tenants each on a weekly or monthly basis. Each individual unit consists of one combined living and sleeping room and may contain either a private kitchen or separate private bathroom, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with the tenants of other SRO units. An SRO may include an office for the purpose of managing the SRO units and common facilities, and/or one self-contained unit with private kitchen and bathroom facilities for a caretaker or manager. The SRO use shall be subject to the same lot and bulk requirements as the Multi-Family Dwelling use.

### 21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																		
	FR -1/ 43, 56 0	FR -2/ 21, 78 0	FR -3/ 12, 00 0	R- 1/ 12, 00 0	R- 1/ 7, 00 0	R- 1/ 5, 00 0	S R - 1	S R - 2	S R - 3	R - 2	R M F- 3 0	R M F- 3 5	R M F- 4 5	R M F- 7 5	R B	R - M U - 3 5	R - M U - 4 5	R - M U	R O
<u>Single room occupancy (SRO)</u>																<u>P</u>	<u>P</u>	<u>P</u>	



**21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District						
	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	SNB
Dwelling:							
<del>Single room occupancy</del>							
<u>Single room occupancy (SRO)</u>				<u>P</u>	<u>P</u>	<u>P</u>	

**21A.33.035: TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District							
	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transitio n	Core	Transitio n	Core	Transitio n	Core	Transitio n
Dwelling:								
<del>Single room occupancy</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Single room occupancy (SRO)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

**21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
<u>Single room occupancy (SRO)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

**21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:**

Legend:	C =	Conditional	P =	Permitted
---------	-----	-------------	-----	-----------

Use	G-MU
<u>Single room occupancy (SRO)</u>	<u>P</u>

**21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																
	R P	B P	F P	A G	A G- 2	A G- 5	A G- 20	O S	NO S	A	P L	P L- 2	I	UI	M H	EI	M U
<u>Single room occupa ncy (SRO)</u>																	<u>P</u>



**21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:**

Legend:	P = Permitted	C = Conditional
---------	---------------	-----------------

Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
Dwelling:				
<del>Single room occupancy</del>		<del>P</del>		
<u>Single room occupancy (SRO)</u>		<u>P</u>	<u>P</u>	<u>P</u>

**21A.36.360: QUALIFYING PROVISIONS FOR THE SINGLE ROOM OCCUPANCY (SRO) USE:**

The single room occupancy (SRO) use, as defined in 21A.62 of this title, shall be allowed in zoning districts identified in 21A.33 "Land Use Tables," and are subject to the following provisions:

A. Minimum Floor Area of Units: Each individual unit shall contain a minimum of 150 square feet of floor area for a single tenant, or a minimum of 200 square feet of floor area for two (2) tenants.

1. The floor area of each individual unit shall be calculated as the sum of the gross horizontal area of the unit measured from the interior face of interior walls.

2. Calculation of this area shall not include the areas consumed by separate private bathroom amenities, closet/storage, or mechanical areas included within the individual unit.

B. Communal Areas: Communal areas including, but not limited to, libraries, lounges, recreation rooms, dining rooms, laundry rooms, and meeting rooms that are accessible to all residents of the SRO with sufficient accommodations for socializing and meeting shall be provided, and shall meet the following requirements:

1. The total amount of communal area shall have a floor area that is a minimum of 15 percent (15%) of the total floor area of all individual units.

a. The total floor area of all units shall be calculated by totaling the floor area of each individual unit (using the methodology outlined in 21A.36.360.A above) plus the areas consumed by any separate private bathroom amenities, closet/storage, or

mechanical areas included within the individual units.

b. Service areas including, but not limited to, hallways and corridors, storage areas (including bicycle storage), operations and maintenance areas, or management areas and offices may not be counted toward the communal area requirement.

C. Management:

1. A property manager shall be on site 24 hours a day, who will be responsible for the conduct, operation, and maintenance of the SRO;

2. All communal areas that are accessible to all tenants of the SRO shall be continuously monitored by security cameras.

**21A.44.030: NUMBER OF OFF STREET PARKING SPACES REQUIRED:**

TABLE 21A.44.030  
SCHEDULE OF MINIMUM  
OFF STREET PARKING REQUIREMENTS<sup>3</sup>

Residential:	
Multiple-family dwellings <sup>1</sup>	2 parking spaces for each dwelling unit containing 2 or more bedrooms  1 parking space for 1 bedroom and efficiency dwelling  <del>4/2 parking space for single room occupancy dwellings (600 square foot maximum)</del>
<u>Single room occupancy (SRO)</u>	<u>1/2 parking space per individual unit</u>

**21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:**

A. Purpose Statement: The purpose of the D-3 downtown warehouse/residential district is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.

B. Uses: Uses in the D-3 downtown warehouse/residential district as specified in section [21A.33.050](#), "Table Of Permitted And Conditional Uses For Downtown Districts", of this

title, are permitted subject to the provisions of this chapter and other applicable provisions of this title.

C. Controls Over Mixed Use: The concept of mixed use is central to the nature of the D-3 downtown warehouse/residential district. To ensure that mixed use developments provide for on site compatibility as well as neighborhood compatibility, the change of land use type or an increase in floor area by twenty five percent (25%) of existing principal buildings and the construction of buildings for new uses after April 12, 1995, shall conform to the following provisions.

Construction related to the rehabilitation including remodeling or modification of existing uses, or the change of use to a similar use, shall not be subject to these provisions:

1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, single room occupancy (SRO), boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;

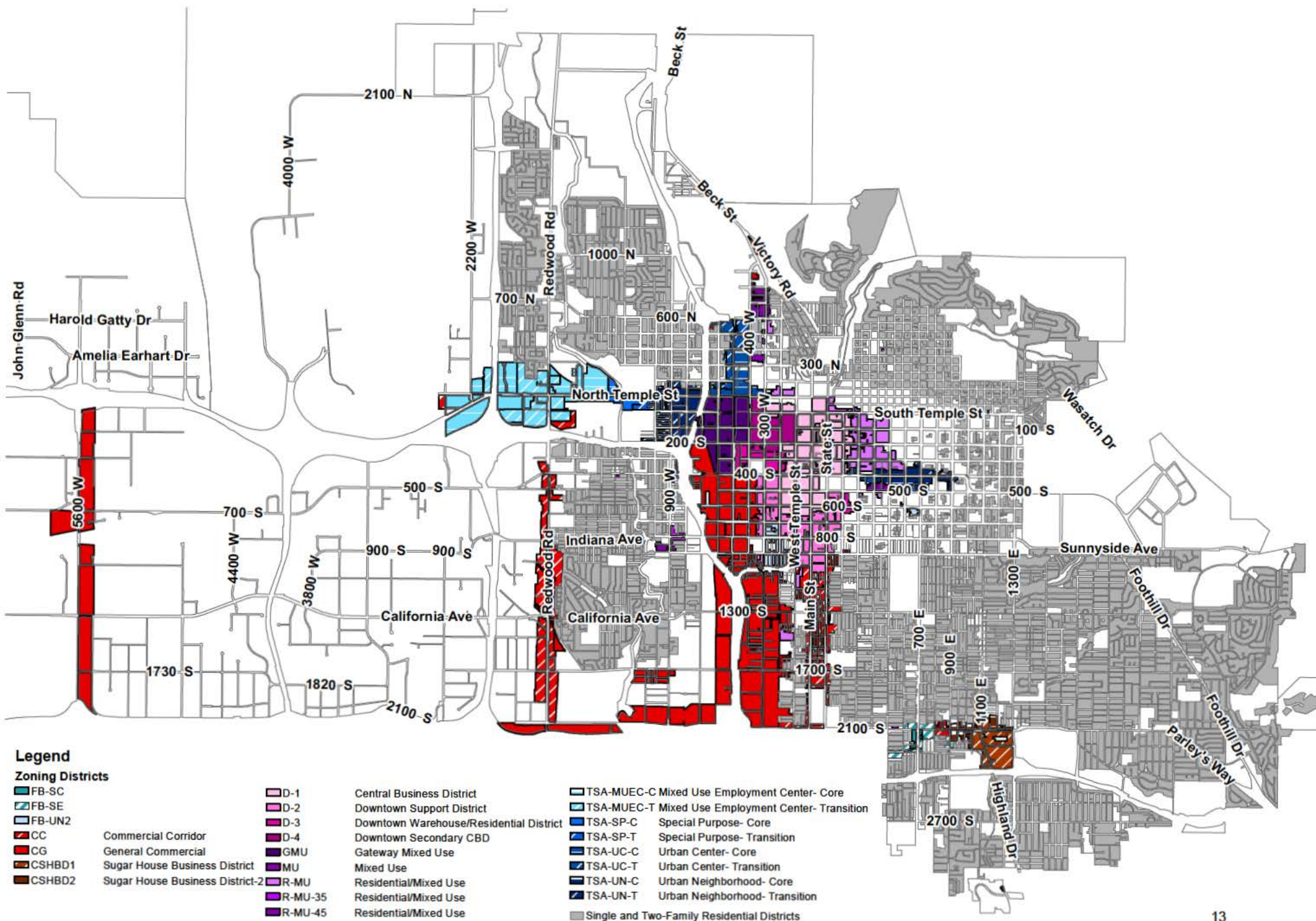
2. Commercial/office uses shall be permitted as the sole use in two-story buildings only; and

3. Commercial/office uses in buildings of three (3) stories or more without multi-family dwellings shall be allowed only as a conditional use and then only when the applicant has demonstrated that the proposed location is not suitable for multi-family residential use.

**ATTACHMENT B: MAPS OF SINGLE AND TWO-FAMILY  
ZONING DISTRICTS**



# Proposed Single-Room Occupancy Zoning Districts CITYWIDE





# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 1



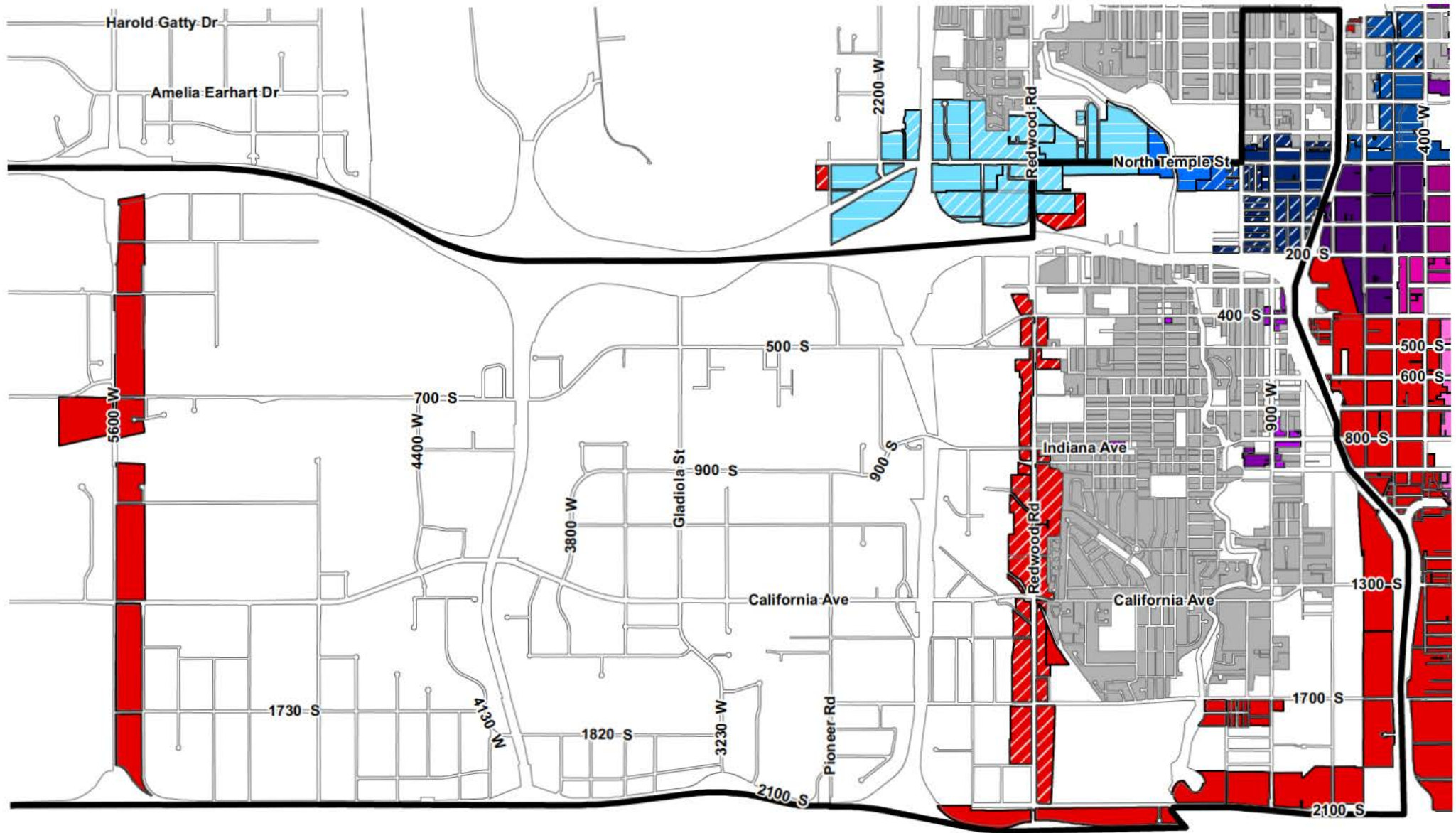
## Legend

### Zoning Districts

- CC Commercial Corridor
- TSA-MUEC-C Mixed Use Employment Center- Core
- TSA-MUEC-T Mixed Use Employment Center- Transition
- TSA-SP-C Special Purpose- Core
- Single and Two-Family Residential Districts

City Council District Boundary

# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 2



## Legend

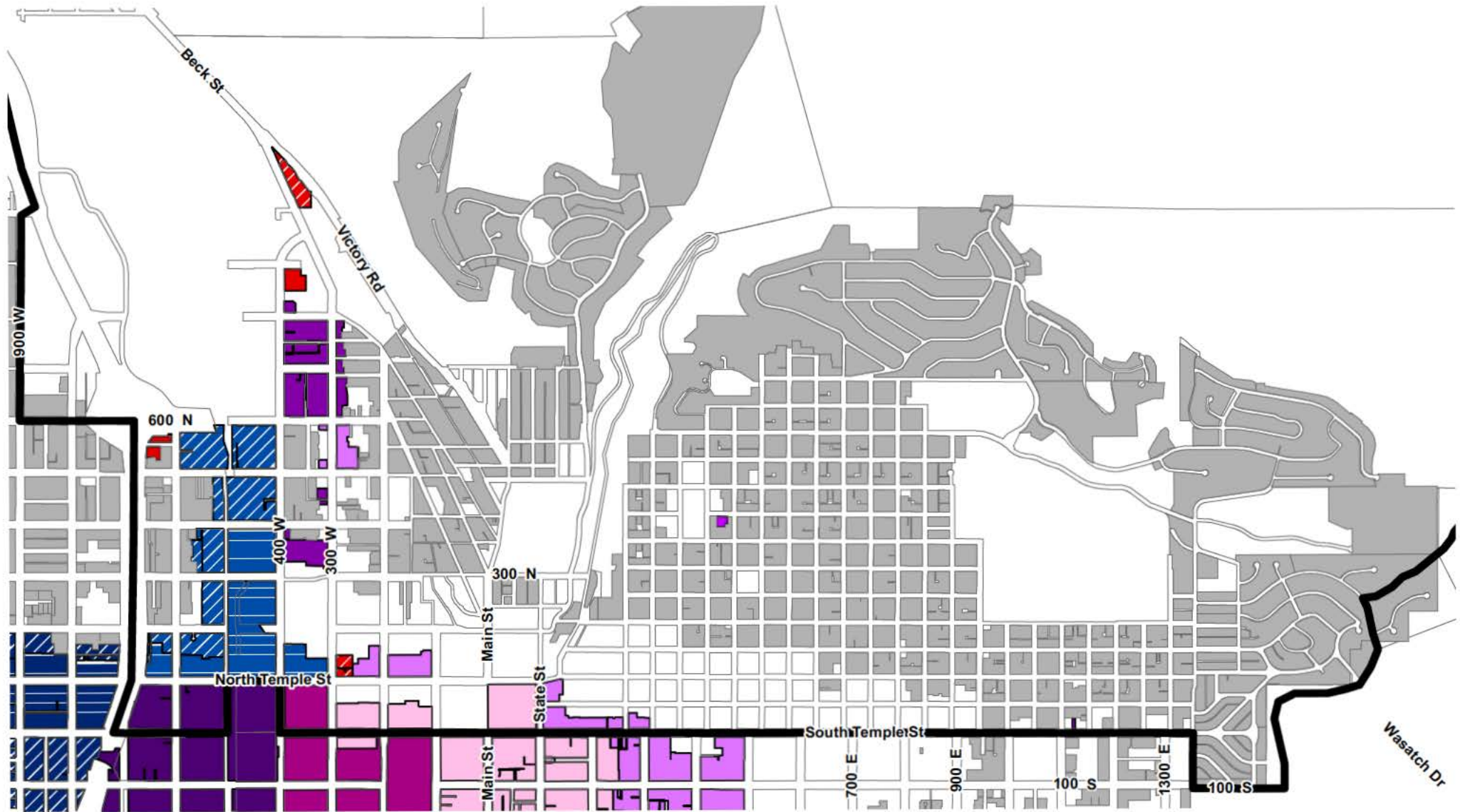
### Zoning Districts

- ▨ CC Commercial Corridor
- CG General Commercial
- R-MU-35 Residential/Mixed Use
- R-MU-45 Residential/Mixed Use
- Single and Two-Family Residential Districts

City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 3

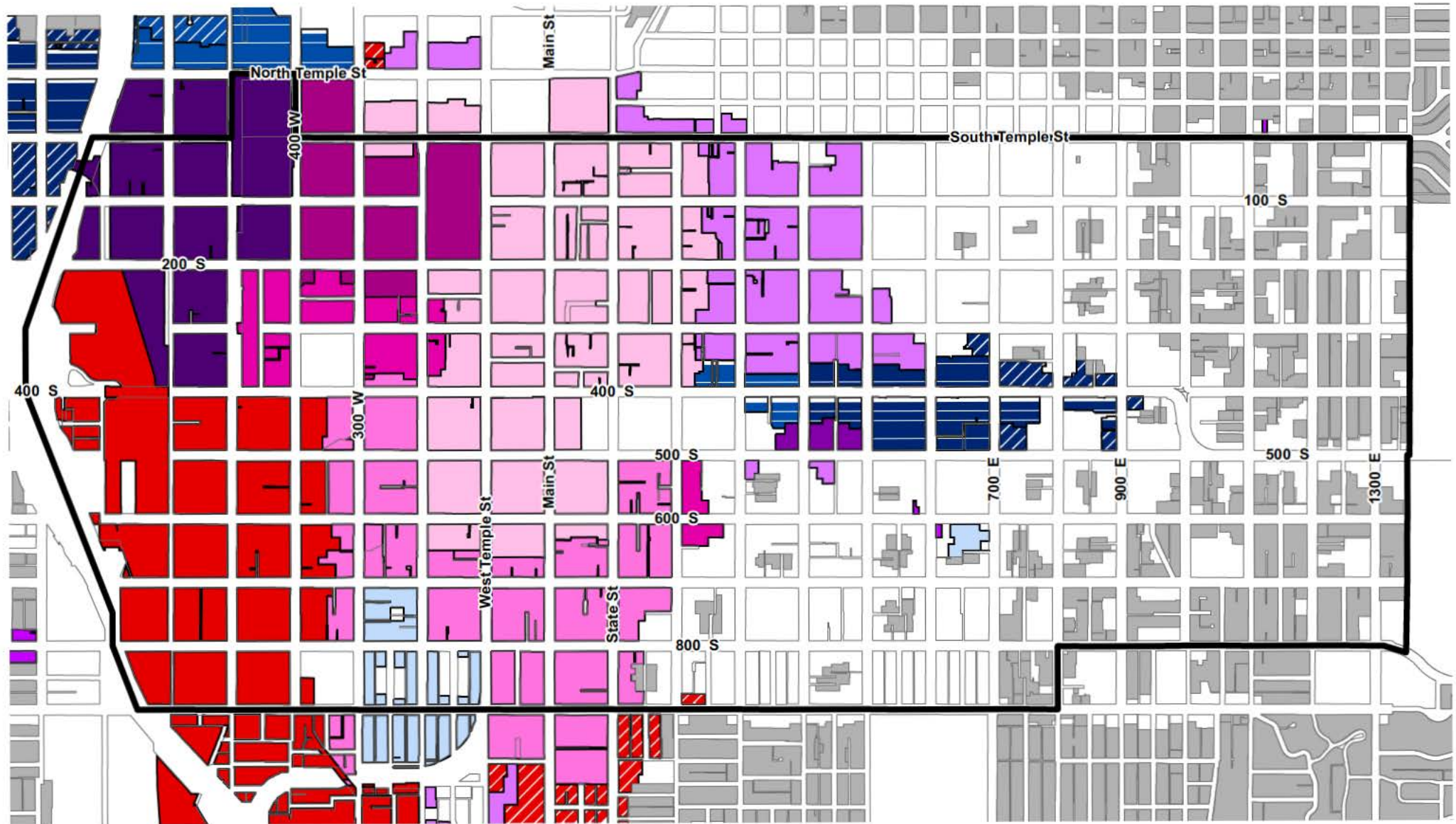


## Legend

### Zoning Districts

CC	Commercial Corridor	GMU	Gateway Mixed Use	TSA-UC-C	Urban Center- Core
CG	General Commercial	MU	Mixed Use	TSA-UC-T	Urban Center- Transition
D-1	Central Business District	R-MU	Residential/Mixed Use	Single and Two-Family Residential Districts	
D-4	Downtown Secondary CBD	R-MU-35	Residential/Mixed Use	City Council District Boundary	

# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 4



## Legend

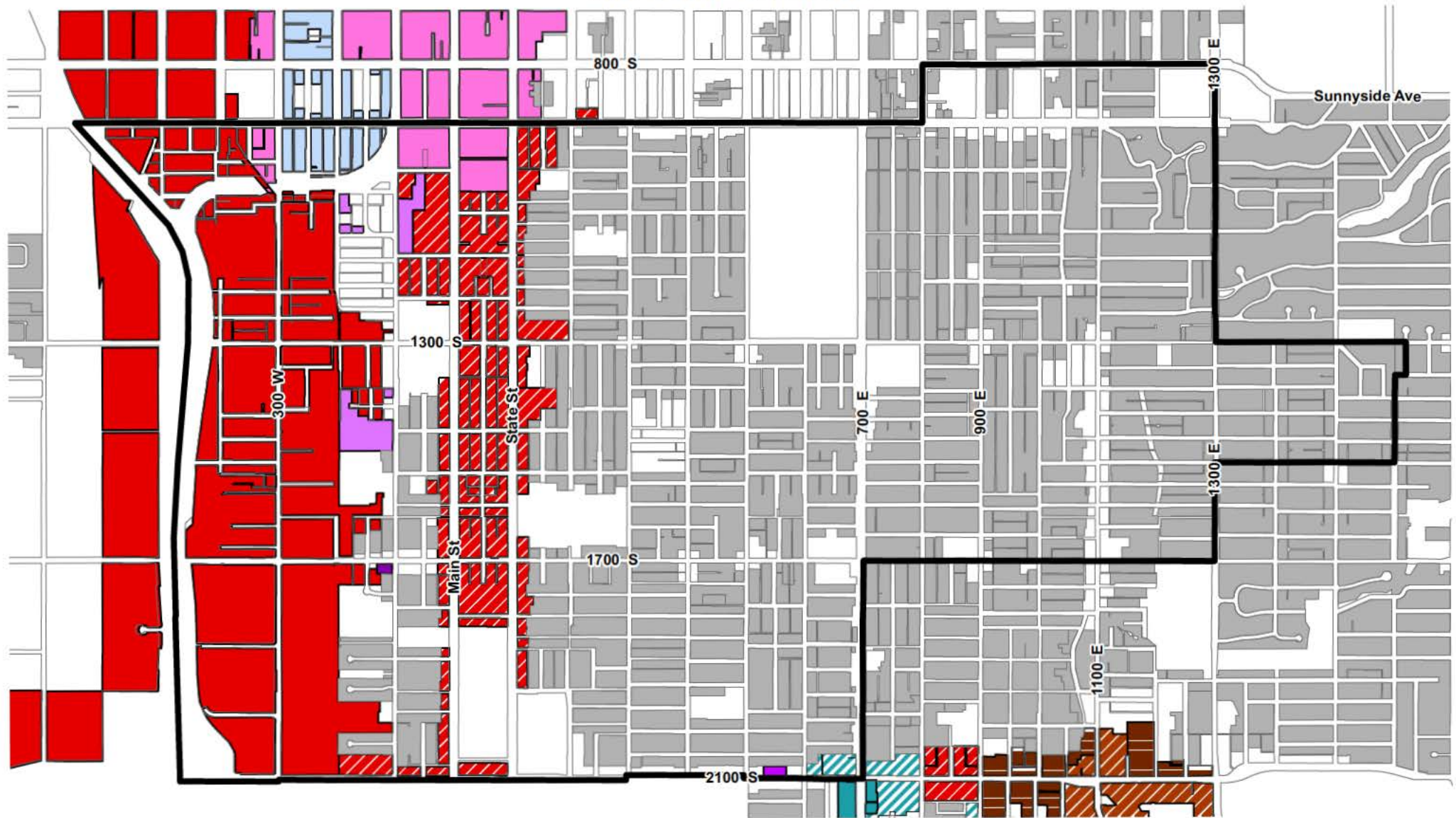
### Zoning Districts

CC	Commercial Corridor	D-1	Central Business District
CG	General Commercial	D-2	Downtown Support District
GMU	Gateway Mixed Use	D-3	Downtown Warehouse/Residential District
R-MU	Residential/Mixed Use	D-4	Downtown Secondary CBD
R-MU-45	Residential/Mixed Use	FB-UN2	

TSA-UC-C	Urban Center- Core
TSA-UN-C	Urban Neighborhood- Core
TSA-UN-T	Urban Neighborhood- Transition
	Single and Two-Family Residential Districts
	City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 5



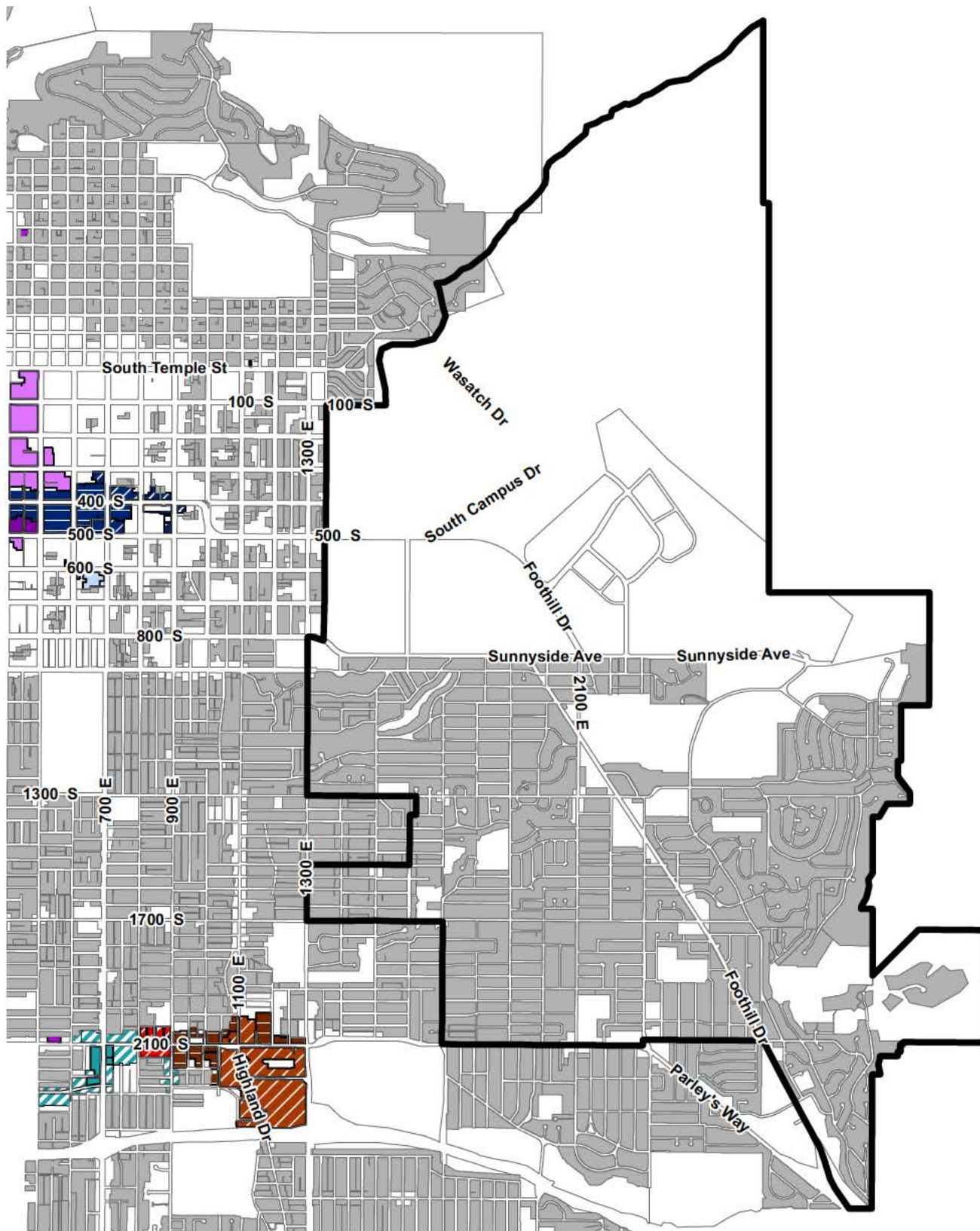
## Legend Zoning Districts

- |                               |   |
|-------------------------------|---|
| FB-SE                         | R-MU Residential/Mixed Use                  |
| FB-UN2                        | R-MU-35 Residential/Mixed Use               |
| CC Commercial Corridor        | R-MU-45 Residential/Mixed Use               |
| CG General Commercial         | Single and Two-Family Residential Districts |
| D-2 Downtown Support District |   |

City Council District Boundary



# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 6



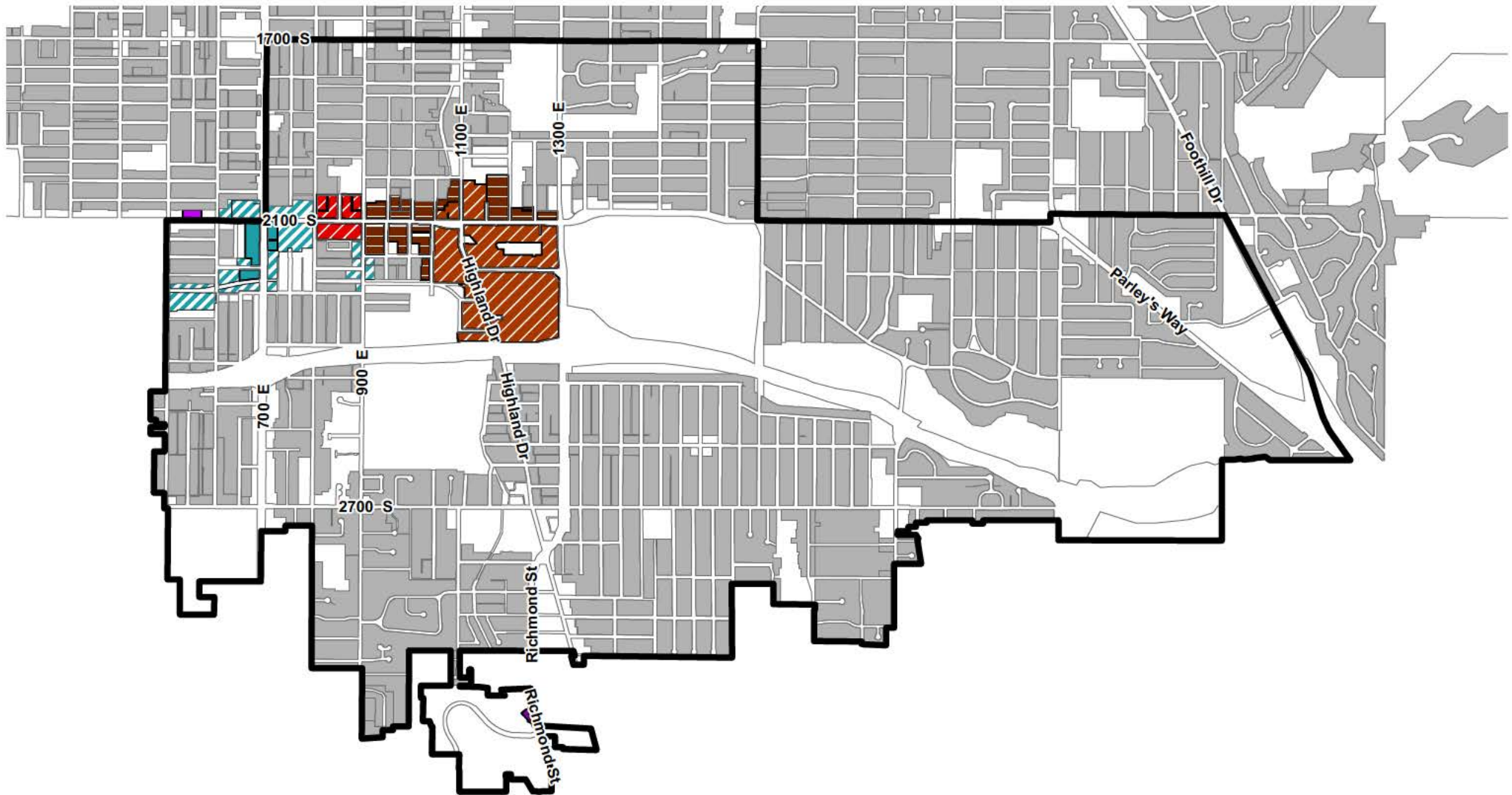
## Legend

□ City Council District Boundary

## Zoning Districts

■ Single and Two-Family Residential Districts

# Proposed Single-Room Occupancy Zoning Districts CITY COUNCIL DISTRICT 7



## Legend

### Zoning Districts

- FB-SC
- FB-SE
- CC Commercial Corridor
- R-MU-35 Residential/Mixed Use

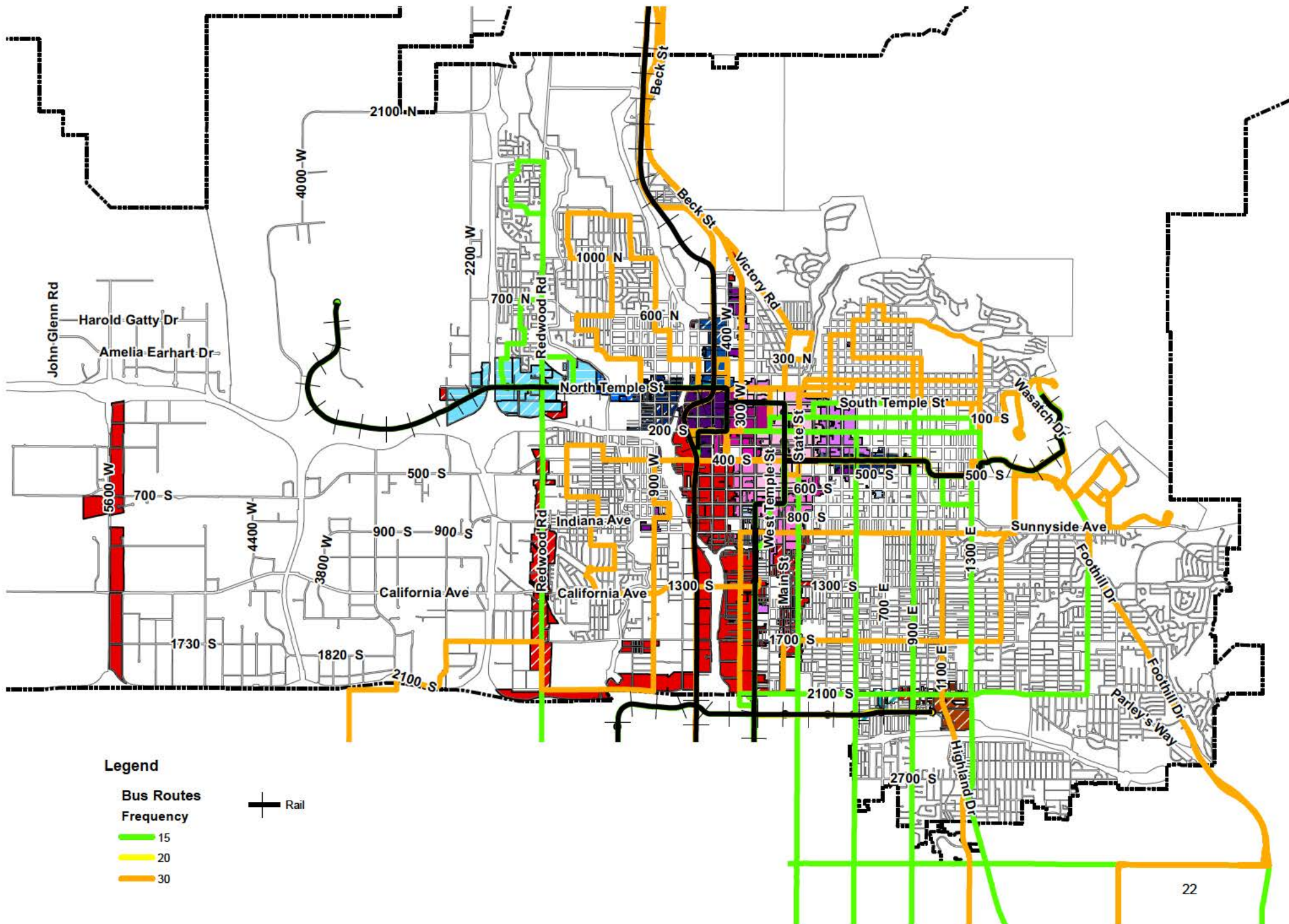
- CSHBD1 Sugar House Business District
- CSHBD2 Sugar House Business District-2
- Single and Two-Family Residential Districts

City Council District Boundary

## **ATTACHMENT C: MAP OF PROXIMITY TO TRANSIT**



# Proposed Single-Room Occupancy Zoning Districts CITYWIDE



**3C. PLANNING COMMISSION PUBLIC HEARING – NOV 14, 2018**  
**iv. PUBLIC COMMENT RECEIVED AFTER STAFF REPORT**  
**PUBLISHED**



**From:** [Erika Wiggins](#)  
**To:** [Scarff, Ashley](#)  
**Subject:** SRO Zoning  
**Date:** Thursday, November 8, 2018 8:07:58 PM

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Dear Ms. Scarff,

Forgive this long email, I've personally seen two sides to this issue, and don't want to cut either short.

I strongly support the quest for affordable housing. As a firefighter I worked with disadvantaged and homeless populations, which opened my eyes to the struggles they face. Since then, I have supported and volunteered with organizations that provide assistance. As a Realtor in two states, I have advocated for housing for affordable housing, including the use of planning and zoning to help reduce costs, wisely increase density, and shorten commute times. My passion for these causes is why I serve as a trustee of the Sugar House Community Council and our Land Use and Zoning Committee.

Working as a firefighter in downtown Orlando, Florida, my experience with single room occupancy (SRO) was mostly negative. I witnessed these complexes attracting crime (both drug and violent), trash, and disrepair. They demanded a high level of police, fire, and medical services. In general, they were places I wouldn't feel safe visiting off-duty unless I brought additional security. Most were converted (repurposed) motels, while others were homes renting out rooms. The homes were often so full of multiple peoples belongings that it became a safety issue.

I currently deal with an un-permitted "SRO" use across the street from my home in Sugar House, and it has caused issues, including a SWAT raid to pick up one of the residents, a felon, who was in the house with guns. Other days residents sit in their idling cars blasting music and smoking. There is also an unusual amount of traffic coming and going (commonly associated with drugs).

As a mother of a college student, **I have also seen well-run projects.** The difference appeared to be in planning, design, and management. These presented as normal apartment complexes, but they were dedicated to housing UCF students, each on a separate 7-9 month lease. The layout included ample parking and was a "closed" space, not connecting to a neighborhood. Background checks and security deposits were required, and the management was on site. Transportation via dedicated shuttle was available to/from campus. Basically, they were privately run dorms.

**I'm in favor of well-managed SRO complexes,** requiring background checks, with 24/7 on-site professional management, and designed to contain the high density they create. However, I oppose the idea of simply adding this use to existing zoning, especially if it neighbors with other residences. Proper planning, design, and management must be maintained, or we risk creating significant problems that won't be simple to undo.

For the good of the residents who will live in the SROs, and the neighborhoods they will call home, please put safeguards in place to make sure this is done right. Each

project needs to be reviewed, plus ongoing oversight must be in place to enforce well-crafted guidelines before rushing forward. Perhaps partnerships with non-profits could provide a framework to ensure the design and management is handled correctly. Housing Vancouver is an example.

**While there clearly has been some thought put into the measure, I fear its is still too loose to manage the complications SROs can present to a community.**

Thank you for your efforts on this issue, and for hearing our concerns.

All my best,

**ERIKA WIGGINS**, ASSOCIATE BROKER



**From:** [Judi Short](#)  
**To:** [Sally Barraclough](#); [Scarff, Ashley](#)  
**Subject:** Re: Single Room Occupancy  
**Date:** Tuesday, November 13, 2018 10:34:12 AM

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I'm still working on my letter, hope to get it to her before the end of the day. Thanks for this.

On Tue, Nov 13, 2018 at 9:37 AM Sally B <[REDACTED]> wrote:

Judi,

I meant to get this to you earlier. Because it is late, I am sending it directly to Ashley Scaife also.

### **RE: Single Room Occupancy Proposal (SRO Zoning)**

As a long-time resident of Sugar House, I have seen many changes, mostly in the last 10 yrs, that have happened in our community. That includes the influx of those experiencing homelessness who started to appear in our parks, open spaces, and on our streets after the restrictions placed on the area around the Rio Grande area went into place. I assume this situation will only get worse until the resource centers are completed and until rents start to decrease. I don't believe rents will be dropping anytime soon considering the extreme shortage of affordable rental units in the city.

Having said this, I am mostly in favor of single room occupancy units in order to provide housing for people currently living on the streets and to keep folks who are on the edge of losing their existing housing from experiencing homelessness. I do however have some concerns regarding these units.

My concerns are:

- Size of the building and the number of units
- Management of the building and units after occupancy
- Number of buildings allowed within one geographical area
- Individual vs couples vs single parent/one child living in each unit. (This is the same issue that is being addressed with the resource centers)

I am very concerned that a building or complex of several buildings will eventually turn into “the projects” like we see in larger cities. This is a tragedy that many who live there find impossible to escape. I would encourage the city to move carefully and methodically if this is the direction that we decide to take because it may be difficult to undo once we head down this road.

Respectfully,

Sally Barraclough

[REDACTED]

Salt Lake City, UT 84106

[REDACTED]

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Judi Short

[REDACTED]

My name is Brent Willis. I own one SRO facility in Kearns at 4180 w. 5400 s. and operate the Rio Grande Hotel located at 428 w. 300 s. in Salt Lake City (83 total rooms). We have a long-term lease agreement with the RDA of Salt Lake City to operate the Rio Grande Hotel. I have been in this business for about 20 years and have struggled to find additional properties to own or operate under lease contracts. In almost every city in Utah, under current zoning laws, SRO housing is not allowed.

We currently operate a Homeless Outreach office, and manage our waiting list through this office for all of our facilities. We have experienced the overwhelming need for SRO type housing and welcomed the opportunity to be involved with the zoning changes regarding SRO housing. We organized a tour in September for Ashley Scarff, Pamela Atkinson and Tony Milner from Housing and Neighborhood Development. We shared to all, the successes of our facilities and programs, and shared the opinions we held regarding zoning recommendations. We feel that the most important areas to make SRO successful and viable for builders/investors is minimum room sizes, minimum parking requirements, minimum common area requirements and bathroom/kitchen to guest ratios.

In the first memorandum dated July 11, 2018 a few general room size comparative figures were given (see below).

#### ***July 11, 2018 Memorandum***

*(1) Building Code Requirements Planning Staff's recommended definition of an SRO does not specify the number of individuals who may occupy a living unit. It is Staff's opinion that the occupancy numbers should be regulated by building code and should not be capped by the zoning ordinance. This would allow flexibility in the design of this housing type and would also help to achieve the city's goal of providing needed housing. At the meeting on June 27th, the Commissioners expressed questions/concerns regarding the potential density of a development that contains SRO Dwellings, as well as occupancy restrictions of the individual units. Staff consulted Building Services Staff on the occupancy component. The following are some of the basic occupancy regulations based on overall building and individual room size:*

- a. • General residential occupancy o 1 person / 200 square feet of gross building square footage o Note: This is a general guideline for designing a building. Designers are not required to state how many people will be living in a typical residential structure.*
- b. • Dormitory occupancy (most similar building type to SRO) o 1 person / 50 square feet of gross building square footage*
- c. • Efficiency dwelling (studio apartment) o 2 people / 165 square feet of dwelling unit square footage o The State of Utah amended this portion of the International Building Code to allow for higher densities in studio apartments (IBC ratio is 2 people / 220 square feet).*
- d. • Sleeping room minimum size o 70 square feet o This is not a direct occupancy regulation, but it does impact the overall density of a development as no individual unit can be smaller than 70 square feet.*



During the visit by Ashley, Tony and Pamela Atkinson, we expressed that these square footage numbers were too small for the comfort of tenants. We suggested that our average room size (110 S.F.) for single occupancy and (120 S.F.) for bunk living arrangements be considered.

I have recently received the November 14, 2018 memorandum that included the following wording regarding minimum room sizes:

#### ***November 14<sup>th</sup> Memorandum Proposal***

*Floor area of individual sleeping rooms Past SRO text amendment proposals did not recommend imposing minimum required floor areas for the individual units, and Commissioners expressed concerns with leaving this detail up to minimum building code requirements as it could result in inadequate living conditions for future tenants of SRO developments. Staff is proposing to create section 21A.36.360 "Qualifying Provisions for the Single Room Occupancy (SRO) Use," which includes a minimum floor area standard that would require each unit to contain a minimum of 150 square feet of floor area for a single tenant, or 200 square feet of floor area for two (2) tenants. This would not include the area of a private bathroom (if included), closet/storage or mechanical areas.*

The minimum square footage of 150 S.F. for single occupancy is about 50% larger than our current rooms and the square footage for 2 tenants (200 S.F.) is about 65% larger than our current bunk room square footage. If this requirement is approved for our type of low-income housing, we would have to build with fewer rooms and would be required to charge substantially higher rents to cover building and operating costs. I have enclosed a breakdown of current room sizes and square footage that currently exist at the Rio Grande Hotel:

#### ***Currently at Rio Grande Hotel***

*Single Rooms – 2 rooms at 9x10 (90 s.f.) 37 rooms at 9x12 (108 s.f.) 6 rooms at 9x13 (117 s.f.)  
Bunk Rooms (2 Occupants in Bunks) 5 rooms at 10x12 (120 s.f.)*

*Average S. F. – 109 S.F.*

We have currently been working with the County Zoning and Planning to meet requirements to convert our current SRO in Kearns to a "Recovery Residential Facility" and be licensed by the Department of Human Services. The building requirements for parking, room sizes and bathroom/kitchen ratios are clearly defined for these type of facilities. Our recommendation is that you consider these numbers as put forth in the International Building Codes and the Utah Code of Ordinances. These facilities cover all minimum needs for those with disabilities in an institutional setting with more than 16 tenants. I have highlighted some of the items that would put this as close as needed to apply to SRO facilities as well:

## ***Recovery Residences (Salt Lake County, Utah Code of Ordinances)***

- **Chapter 19.87 - RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY**

- **19.87.010 - Purpose.**

*The purpose of this chapter is to balance local zoning considerations with state and federal mandates requiring a reasonable accommodation for disabled persons living together in a group housing arrangement in a residential neighborhood.*

*(Ord. No. 1753, § VII, 8-6-2013)*

- **19.87.020 - Scope.**

*The requirements of this chapter apply to any facility, residence, group home or other congregate housing arrangement for persons with a disability notwithstanding any conflicting provision in this title or any other section of this Code of Ordinances.*

*(Ord. No. 1753, § VII, 8-6-2013)*

- **19.87.030 - Definitions.**

*"Disability" is defined in [19.04.168](#), "family" in [19.04.230](#), and "residential facility for persons with a disability" in [19.04.452](#) of this title.*

*(Ord. No. 1753, § VII, 8-6-2013)*

- **19.87.050 - Uses.**

*Institutional Uses. Consistent with the International Building Code, residential facilities designed to house more than sixteen individuals constitute "institutional facilities" likely to create a fundamental change in the character of a single family residential neighborhood. The only residential zone where an application for a conditional use permit for an institution serving more than sixteen residents may be approved is in a zone that allows apartments as a conditional or permitted use.*

**Under the Utah Administrative Code for building requirements for these type of Institutional Residential Facilities” there are some very specific code requirements that must be met regarding bathroom to tenant ratios and minimum room sizes for single occupancy and multiple occupancy:**

# Utah Administrative Code

## R501-18-8. Building and Grounds.

(1) The recovery residence shall ensure that building and grounds are safe and well-maintained. Furnishings, finishings, fixtures, equipment, appliances and utilities are operational and in good condition.

(2) The recovery residence shall:

(a) have locking bathroom capability sufficient to preserve the privacy of the occupant;

(b) provide access to a toilet, sink, and a tub or shower; as follows per the International Building Code:

(i) maintain a client to toilet ratio of 1:10, and

(ii) maintain a client to tub/shower ratio of 1:8.

(c) provide a mirror secured to a wall at convenient height;

(d) ensure that each bathroom is ventilated by a screened window that opens, a working fan or heating/air conditioning duct that circulates air;

(e) provide a minimum of 60 square feet per client in a multiple occupant bedroom and 80 square feet in a single occupant bedroom. Storage space shall not be counted;

We would like to express our desire that these minimum ratios and room sizes be considered for the following reasons:

- Current existing ratios and minimum room sizes have been established for similar facilities.
- Most individuals renting in these type facilities are in the extremely low-income range.
- Smaller room sizes would allow for more rooms within a facility, allowing owner/operators the ability to charge lower rents per individual.
- Zoning and Planning could reserve the right to add additional room square footage on a case by case basis for the area and type project proposed.

**From:** [Judi Short](#)  
**To:** [Scarff, Ashley](#)  
**Subject:** Fwd: SRO updates  
**Date:** Tuesday, November 13, 2018 4:58:49 PM

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Here is another email via Dana from the SHCC. Will this change of use have to go to City Council for final approval?

Dana,

This is huge news and should not be voted upon without property owners' inputs.

I will be travelling out of state on the 14th and unable to attend the meeting so i'd like to share my thoughts and hope you can relay them to any commissions/councils. I will try to find the time to email Ashley Scaife as well.

I am vehemently against this proposal. It will clearly drag down the neighborhood and decrease property values. At best, it will attract a transient crowd, and all the health/safety/crime/drug concerns that go along with that. The area is already taking a huge increase in population density( I don't know the percentage, do you?) with the multi-story apartment complexes going up.

The house at the southeast corner of I-80 and 600 East has literally turned into a flop-house, and is a current example of what the neighborhood can expect if this proposal goes through. At that house, numerous people are always coming and going, there has often been a row of shopping-cart-homes in its parking lot, some people living in their cars do their laundry there, the health department and ambulances have been there on at least several occasions to my knowledge. Different cars are always parked there overnight, demonstrating that a number of people lodge there on a non-nightly basis. A dumpster has been there for weeks with numerous mattresses and clothes in it, likely bedbug infestation. Scavengers park their trucks filled with scrap metal, used aluminum cans, etc. park there and are themselves a health risk. This house can legally become the norm if this goes through.

People living under the 700 East and 600 East bridges is clearly and strongly detrimental for property values, as well as rental rate values. Panhandling is still tolerated and flourishing at the 700 East off-ramp, as if it gets an exemption. I believe both of these issues are peripheral to the 600 East flop-house.

I hope this email isn't turning into a rant, but I need to protect our neighborhood and try to recover its live-ability and neighborhood feel that it had when I bought a home here 18 years ago. It is NOT the same neighborhood anymore.

Dana, thank you for your hard work and dedication.

Steven Seftel

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Judi Short





November 8, 2018

TO: Salt Lake City Planning Commission  
PLNPCM2018-00066 Single Room Occupancy Dwellings Text

FROM: Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council



Thank you for having another public hearing so we can comment on this proposal.

Because we didn't have our usual timeframe, this was not reviewed by the LUZ committee. This proposal was sent by email to two different groups, both near the proposed areas for SRO as an approved use. I estimate about 160 people were emailed. We also emailed it to the SHCC Trustees and members of the LUZ committee. I received comments (attached), and I know that some were mailed directly to the planner, Ashley Scaife.

I have lived or traveled in a number of cities, and all have had SROs, usually in the business core. My impression is it is something we don't want in our neighborhoods. They always look dirty, even the sidewalks outside, and the lobby inside. They give off the feeling that whoever lives there, or is in charge of the building, doesn't care about the neighborhood or those who live in it. And, I have a family member who has lived in these off and on and has bad stories to tell. Several of our committee members refer to these as "the projects", that weren't well thought out and have failed miserably, for the most part.

At the same time, we have a BIG housing crisis in this town, and it will only get worse as more people come, and rents keep increasing. This gives us one more tool in our arsenal. However, we need to pay attention to how they are implemented. Many of these places function as a halfway house, a place to live while on parole from prison, or a substance abuse treatment program, and these people may need more supervision than the average person renting an apartment. They may not have ever lived on their own, and need a set of rules. Perhaps there are rules regarding visitors, whether they can meet in the lobby or go up to the tenant rooms, based on good behavior. Who cleans and maintains the premises? Some of these people may need a job, or maybe be expected to do chores in exchange for some of the rent.

There are also families or people who can't afford their rent any more, who may not have first and last month's rent plus a cleaning deposit saved up, who need to live in less expensive housing until they can save some money, or get a better job. There may be medically frail people who live on assistance, who can't afford more than this but don't deserve to live on the street.

These facilities are very important for those people that need them. I have a member of my family who is homeless, and has been in an SRO and a shelter. To listen to him talk about all that he has to go through just to get what he needs each day, to make a trip to lock up his belongings, to not want to be in the shelter because if he falls asleep at night someone will steal what he hid under the mattress while he is sleeping. And I'm sure some of you have seen the KUED documentary in the past year about how people have to get up really early in the shelter to take a child to school and spend an hour on the bus to do that, and then get back downtown for their job, and back out to the school to pick up the child or maybe take them to day care. They spend half their time on public transit getting around, how can they hold a real job? These SRO's can be a welcome relief for these people.

In the comments attached, and in my conversations with Sugar House people, many are concerned about enforcement. How can we ensure that it won't be like the Landlord Tenant regulations that collect money from the landlord but do absolutely nothing about enforcement? People are worried that their property values will decrease if these places are near their homes and are a physical embarrassment.

Where I am going with all of this is that we need to have a structure for these. Much like the homeless shelters, these are one step above, but still need some services and integration. Here is a link to the Deseret News article recently, about SRO's: <https://www.deseretnews.com/article/900029595/us-cities-used-to-have-low-rent-short-term-dorm-style->

[housing-is-that-what-utahs-homeless-need.html https://www.evernote.com/shard/s72/nl/8152754/6a3e7347-b55a-473d-bcbb-3c120393e4e9/](https://www.evernote.com/shard/s72/nl/8152754/6a3e7347-b55a-473d-bcbb-3c120393e4e9/) This is a good example how one set of owners/managers have set a standard, and made sure to continually enforce the rules, and are not afraid to boot people out who don't comply. Many people raised in difficult circumstances may not have had parents or adequate training in how to behave, and we need to set a standard for our citizens. It may make sense to locate these in a central area, where they can be close to services such as counseling, or job hunting. To spread these out all over the city is asking for failure.

Read the attached comments from two people who have formerly served as paramedics and first responders. They were called to these places regularly. They were filthy, there were drug addicts, the rooms were locked and there was no way to get into a room to help a sick person,

Here is my recommendation:

- Approve these, as a conditional use only, in a few sections only, like you did with Accessory Dwelling Units. See how they perform. Put them in very public places, where how they perform will be obvious, and visit these buildings, unannounced, every few weeks. Do not put these in areas next to single family housing initially. That includes the areas in the FB-SE area that are adjacent to single family housing and those areas around Hollywood Avenue from 9<sup>th</sup> East to 11<sup>th</sup> East. You may find other places in other parts of the city next to single family housing that should also be excluded. If you don't want to slow the process down by making these a conditional use, implement all the safeguards that we are asking for (see below) so that these are a nice addition to a neighborhood, and a welcome place for people to live.
- In the meantime, work on some regulations, like the Utah Landlord Tenant Laws described here, or the Utah Fit Premises Act: <http://www.joetenant.com/utah-landlord-tenant-laws/>. Use the YWCA and The Rio Grande Hotel as examples, have them help you write some regulations, and then have them train the staff in each facility, as new ones are opened. In return, give them some extra funding. Post the rules on the lobby wall of each building.
- Develop a system of enforcement, to make sure these work. We are going to be a very crowded city, very soon. When we cram 50,000 more people in, unless we use up every bit of our open space to do it (NOT!) things could be really ugly, unless we have some high standards. These standards need to spell out what landowners, property managers, and renters, and homeowners can do, and what is expected of them.
- We need to make this city the best example that we can, in the state and in the country.
- Without some sort of enforcement, and actions like financial penalties or withdrawal of licenses, this won't work. Pony up for some funding for our Civil Enforcement Team. Make Salt Lake City a place to be proud of.

If you can't do it this way, don't do it at all.



[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

## **SINGLE ROOM OCCUPANCY PROPOSED FOR PARTS OF SUGAR HOUSE (see Map on reverse)**

This will be on the Planning Commission Agenda  
November 14, 5:30 pm Room 326 City Building 451 S State Street

Here is the definition of Single Room Occupancy:

- **21A.62.040: DEFINITIONS OF TERMS: DWELLING:** A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities, unless otherwise stipulated in this chapter. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, apartment hotels, boarding houses and lodging houses. **DWELLING, SINGLE ROOM OCCUPANCY (SRO):** A residential dwelling facility containing individual, self-contained, dwelling units none of which may exceed five hundred (500) square feet in size. A building, or portion thereof, that contains units designated for residential purposes. Each unit consists of one combined living and sleeping room, and may contain either a kitchen or separate private bathroom, but not both. Whichever amenity is not contained within the individual unit, the kitchen or bathroom, shall be provided as a common facility within the same structure, to be shared with the tenants of other SRO units. An SRO may include an office for the purpose of managing the SRO units and common facilities, and/or one self-contained dwelling unit with kitchen and bathroom facilities for a caretaker. The SRO Dwelling use shall be subject to the same lot and bulk requirements as the Multi-Family Dwelling

It is being proposed as an allowed use in the FB-SC Form Based Streetcar Core and FB-SE Form-based Streetcar Edge zones, along with CSHBD 1 and 2 which is in the core of Sugar House Business District

To meet the new city housing policy of more housing, especially affordable in the city, the city is expanding areas where this would be allowed, so nearly every zone except the residential single family and duplex zones.

Here is a link to the Planning Commission Staff Report <https://www.sugarhousecouncil.org/wp-admin/post.php?post=101403&action=edit>

There is a severe housing shortage in SLC, and especially for affordable housing. This is one option. But these also serve as sort of halfway houses for all sorts of people. Maybe these should be limited to certain areas, severely restricted next to single family homes and schools. The big issue is that once these are set up, the city does no enforcement. If a citizen complains, they might investigate, but a lot can happen before a complaint is made. At the very least, these need to be a conditional use, so that there is public review, and some standards or conditions could be placed on approval for a specific location.

And/or if you can't attend the public hearing, you can write an email to the Planning Commission and send to [Ashley.Scaife@slcgov.com](mailto:Ashley.Scaife@slcgov.com). Subject SRO zoning. Or, use the form on the <https://www.sugarhousecouncil.org/wp-admin/post.php?post=101403&action=edit> and it will be included in what the SHCC sends to the PC,

MAP OF SUGAR HOUSE ZONES WHERE SINGLE ROOM OCCUPANCY UNITS  
ARE PROPOSED TO BE ALLOWED.



- ☐ CSHBD 1 & 2 – Sugarhouse Central Business Districts - Red and maroon striped
- ☐ FB-SC – Form Based Special Purpose Corridor Aqua and aqua striped



**SINGLE ROOM OCCUPANCY USE ALLOWED IN CSHBD-1 AND 2, SH-SE AND SH-SC**  
**COMMUNITY COMMENTS**

Hey, Judi,

Thanks for all you do. My wife and I live on Hollywood a few doors west of the Smith's Express. Our block already has a big chunk zoned commercial, and we are very much opposed to further incursion into the residential neighborhood. In addition, we are already surrounded by new high density housing projects, many of which include affordable subsidized units. We can see four of them from our home. We are opposed to allowing SROs or any more high density housing in the area of Hollywood Ave from 1100 East to 900 East as well as McClelland and 1000 East from 2100 South to Hollywood Ave. We know from previous meetings that many of our neighbors on Hollywood and McClelland agree. We imagine that residents in other Sugar House neighborhoods feel similarly. Too much density!

Thanks,

Steve and Mary Joyce

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Corby Booth <[REDACTED]>

Subject: SINGLE ROOM OCCUPANCY (SRO) Website Feedback

I think the borders are creeping into single family residential areas. I live on Hollywood Ave. We already must deal with increased traffic, speeding, parking problems and homeless issues due to the proximity to 2100 South. Hollywood and 1100 East should be removed as well as McClelland from 2100 to Hollywood.

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From: Alexis Switenko <[REDACTED]>

Subject: SINGLE ROOM OCCUPANCY (SRO) Website Feedback

**Message Body:**

Please remove Hollywood and 1100 E as well as McClelland from 2100 to Hollywood.

Thank you for your time.

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Judy- I want to comment after a quick review that I think SRO housing can be incorporated into the city, I would ask that if the city commit to not having this next to single family home areas, that the permit on the corners leading to the single family homes at Hollywood and 1100E be removed as there are single family homes at the alley corner of Hollywood right behind the gas station. Any large development of this type would abut that. The same request that this not be zoned on McClelland from 2100S to Hollywood as there are single family homes right there.

I ask that they all be non smoking properties, no smoking on the premises not just in the housing. I also attach an article that comments that success with some of these units in neighborhoods comes with design that promotes social cohesion and safety — I admit I do not know exactly what code can be written to ensure this happens---see this quote from the attached article:

*This benign outcome did not simply happen, but was likely achieved by specific features of the project's design that were incorporated into plans and practices by developers explicitly to mitigate potential negative externalities and to promote social cohesion and security among project residents. These features include judicious selection of residents, architectural consistency with surrounding neighborhoods, careful attention to landscaping and aesthetics, close cooperation between managers and residents, access to onsite after-school programs, organization of a town watch, and close collaboration with municipal officials. Sarah*

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Judi,

I think you already know how I feel about this. It makes me very angry that additional housing is getting crunched into smaller and smaller lot sizes. Sugarhouse business district has become a makeup of less "businesses" and more housing structures. There is already way too many housing projects that have overpopulated the area.

In personally experiencing room rentals within an area designed for a single family home, there becomes more congestion and impossible for organizations such as neighborhood watch to safeguard our neighborhoods (due to turnover). Yes, affordable housing is needed but not at the expense of existing residents who purchased their property because it was a single housing neighborhood. It is so vital to stop the overbuilding in Sugarhouse. Sue Watson

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Judi,

Thanks for bringing this to my attention. 15 years experience working as a first-responder paramedic for Salt Lake City has left me opposed to SRO's anywhere, but most especially in Sugar House, the community I call home.

The vision appears to be of a safe place of temporary housing for good people in a time of need. The reality I saw was that SRO's were places of drug use and interpersonal violence requiring frequent visits from paramedics and/or police. I believe that any more positive vision for SRO's is noble but misguided hopeful thinking. George Sumner

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Thank you for the question:

Why does this need a rule? Seems like a solution looking for a problem... rather than the other way round.

But, let's just take it at face value.

If this is just about allowing you to have a room mate in your home, this is already solved by the limit of... what is it... unrelated adults in a residential home. Nothing further be said because it is up to the person who owns the home to abide by the current rules. It is a property rights issue. And if there is nuisance such as parking or noise, then, the city needs to deal with it as they would anything else. And there need be no specific zone for it.

if this is to minimize VRBO, couch surfacing type rental in your home, then, the city should go to VRBO, Airb&b and collect a hotel tax like other cities do.

If this is to "solve homelessness" and/or assure affordable longer-term housing in SLC, or anywhere in Utah, I say, YES. As we know, housing is the first step to a stable society. Without housing you don't have good health, no security, can't be a reliable employee, you can't readily attend school or study for a degree, can't cook a reasonable meal, can't get good sleep, require more hospital and medical services, use higher level of emergency services, and so much more. In addition, if you don't make sure these folks have the ability to obtain housing, where are they going to live, in the roadways, parks, parkways, city benches, packed into dense shelters where crime adds to everyone's problems? As for sectioning them off into their own "area," I say NO! Why do we feel it necessary to put the homeless or those less fortunate in a specific zone? Sound kind of discriminatory to me. Shall we set them up in tent cities in the worst part of the city where no one else desires to live and few amenities like Trump is doing? Where will we put that tent city or zone? We all know the common complaint of NMBY. And while on the Trump thing... What about the children that need that shelter and stability of a good home to allow them to be and grow up to be productive citizens?

Have we no decency toward our fellow human beings?

And if you are only thinking about your own "rights" then you would see that we all benefit when we make sure that affordable housing throughout the city through a single room rental is good for each us and every one else because we will have a more financially and physically healthy, and productive Utah population. Ed Dieringer

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Thanks, Judi, for your continued efforts to solicit community input.

I am all for the expansion of permitted SROs and what appears to be the tightening up of their definition. Although they require strong management, it would appear that the interests of the owners and the public are both in line; safe, secure, low income housing as an interim step from homelessness to something better. That said, I think they have a broader application than only for this population segment, perhaps for students or older single adults. I believe the housing market, if allowed, may segment SRO buildings into these markets.

Sincerely, Scott [REDACTED]

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I believe no increase in on street parking is necessary. Off street ok if not on landscaped areas. On concrete ok if not blocking sidewalk. Larry Migliaccio

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Oh, this gets me up on a soapbox.

My experience with these has never been positive. There's one across the street from me now I'd like to stop – it's pretty bad when a SWAT team shows up to haul off a parolee. She's renting to several of them.

I'm okay with on campus, or dedicated student apartment complexes, having this model, but not in single family or small unit complexes where the neighbors are directly adjacent. Also, most dedicated student complexes are designed to manage the arrangement (parking, on site management, etc).

As a firefighter, I encountered problems with them because every door would have a padlock or bolt to keep the others from stealing their things. Most all were a filthy mess.

My opinion is that it will cause more of the problems we've been seeing due to unethical landlords looking to make the biggest return in spite of what it does to the neighborhood. They aren't onsite managing the extra density.

Stepping off my soapbox now...

Regards,

Erika Wiggins

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So, as I reflect on my blasts of emotion and more carefully read this stuff...

The plan then is to setting up something similar to what used to be called "housing projects." But, it is built around short term stay, I guess to handle a more transient population. Although, we certainly need to have some level of short term stay housing... the real issue is just as you stated at first email, this is a tough management picture due to increasing the density of a population with "problems." So, when approved, is the city ready to supervise and hold management accountable and also set up support services to deal with this? They need to anyway.... even if these zones aren't created. And, maybe the city is saying, we can provide services better if all grouped together... but it becomes a circular argument because the problems all seem to compound when you do bring on the density in a specific area. But maybe that is perception because then you can easily see it and identify it when in one area rather than many areas. I wish I had enough information regarding what SLC or any city is doing regarding any of this as a population health issue through creative intervention. Ed Dieringer

Dear Judi:

The standard definition for an SRO is a living/sleeping area with either bath or kitchen facilities. Let SLC be a pioneer and change the definition to include both with a very minimal kitchen ( mini-fridge, one burner and an outlet for a microwave or toaster oven) so that people will have dignity, privacy, AND affordability and not feel that they are living in an institution. If affordability is the main goal, then no kitchen means either a lot of eating out or communal kitchens with locked refrigerators and dragging cooking equipment and staples to the kitchen for each meal. Not realistic. Communal bathrooms open up a whole other raft of safety and maintenance issues.

Specifically:

1. Shared kitchens and bathrooms:

This is really too loopy-goosy with no formal specific requirements for kitchens and baths. The building code will be updated some time in the future with more "realistic" ratios for plumbing specifics. Like what? More? Less?

2. Property management:

The city should establish an SRO Task Force to focus on management and maintenance requirements because we all know what a joke code enforcement is now. Also there is a mention of cameras in communal areas. In bathrooms?

3. Neighborhood impacts:

So with no new favorable research and only previously negative research with the SAME problematic population that will likely be using the SROs now as in the past. The great idea is to jump in and hope for the best. Haste makes waste. With SROs on the perimeter of some single and 2 family areas, the city is thinking what? That people can't walk across a street or will they will be wearing shock collars to prevent them from crossing the street?

4. Permitted or conditional use:

Conditional use is much better, especially in the beginning of the great experiment, as this is an untested and high risk use.

Lastly, if you want to stop high-end development in the Transit Corridors, put an SRO next to it.

Lynn

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Judi

- - Pros
      - This seems like it has potential to help individuals transition toward their own living space, that fills a growing need with increasing housing costs
      - The location seems to minimize impact of existing residents, and if I'm reading the map correctly, is near transportation and the Deseret Industries, which would provide a lot of resources
    - Cons
      - I don't actually see any, apart from the potential concern of residents that it could increase crime or impact neighboring home values- I would think that could be addressed by showing the impact of similar projects in other areas to alleviate concerns.  
(\*we have what I think is a similar residential space on the corner of 27<sup>th</sup> and 7<sup>th</sup>, and though we are mindful, we haven't ever had any problems or concerns) (David Hiti)
-

From: tammy taylor <[REDACTED]>  
Subject: SINGLE ROOM OCCUPANCY (SRO) Website Feedback

I believe that Hollywood and 1100 E removed, as well as McClelland from 2100 to Hollywood.  
thank you!

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**RE: Single Room Occupancy Proposal (SRO Zoning)**

As a long-time resident of Sugar House, I have seen many changes, mostly in the last 10 yrs, that have happened in our community. That includes the influx of those experiencing homelessness who started to appear in our parks, open spaces, and on our streets after the restrictions placed on the area around the Rio Grande area went into place. I assume this situation will only get worse until the resource centers are completed and until rents start to decrease. I don't believe rents will be dropping anytime soon considering the extreme shortage of affordable rental units in the city.

Having said this, I am mostly in favor of single room occupancy units in order to provide housing for people currently living on the streets and to keep folks who are on the edge of losing their existing housing from experiencing homelessness. I do however have some concerns regarding these units.

My concerns are:

- Size of the building and the number of units
- Management of the building and units after occupancy
- Number of buildings allowed within one geographical area
- Individual vs couples vs single parent/one child living in each unit. (This is the same issue that is being addressed with the resource centers)

I am very concerned that a building or complex of several buildings will eventually turn into "the projects" like we see in larger cities. This is a tragedy that many who live there find impossible to escape. I would encourage the city to move carefully and methodically if this is the direction that we decide to take because it may be difficult to undo once we head down this road.

Sally Barraclough

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In my opinion, SROs have had issues with many renters being unable to handle unsupervised or unsupported living. A few years ago, one near the Avenues had to close since one of the tenants murdered a nearby neighbor. They have been used by mental health and homeless housing services to "dump" their clients (I say dump because they need more support than just leaving them there.).

I am against this new SRO proposal since it could significantly negatively impact adjacent single family home neighborhoods. There is an implied promise, when someone moves into a single family home neighborhood, that it will stay that way and that the zoning will continue to discourage rapid revolving tenants, such as in SROs. The reputation of SROs as crime magnets is a subjective perception but arguably objective in my opinion.

The proposal essentially encourages living systems similar to the State Street and North Temple motels that have turned into crime magnets. If there is a rapid turnover in residents, that are not going to invest in a neighborhood, it will destabilize the neighborhood and encourage those who want a stable neighborhood to move into the suburbs, and drive, even an hour, to the City's jobs. In the process, air pollution will increase.

Parking issues are a complicated issue, but, in this case, if parking is hard to find in residential neighborhoods, the resident will essentially be encouraged to move to areas outside of Salt Lake City and increase air pollution. Increasing density in low density neighborhoods will have exactly the opposite effect intended.

In addition, as seen in other short term residential facilities in Salt Lake City, there is no effective infrastructure to ensure proper zoning compliance. A facility that has a negative, objective effect on a neighborhood, will not be able to be encouraged or forced to keep their facility in compliance. SLC does not have the compliance officers (which effectively function as maintenance) to ensure appropriate compliance.

In other words, the SRO proposal will destabilize single family home neighborhoods, increase the spread of crime through neighborhoods, increase air pollution, increase congestion and destroy the character of many stable neighborhoods in Salt Lake City. Salt Lake City cannot ensure that negative impacts will not be mitigated with this SRO Amendment. George Chapman

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I think my biggest concerns are less for the immediate future of the SRO but for the long term implications of the units. I agree that it should be a conditional use and not a permitted use without oversight. I would prefer there is some kind of permitting and enforcement measures added to the ordinance. In the inevitable future crash of the economy I would be concerned that these become dilapidated housing projects where people can be taken advantage of.

I also think they should be mixed affordable, market rate, and sizes. An entire building of SROs seems like a recipe for future disaster. I agree we need diverse housing options but I am concerned these will not be offered as affordable housing and that in the future they are likely to be places where landlords can take advantage of people.

I find it hard to believe that developers will have an incentive to build SROs at this point due to the cost of land being so high across the city. And they certainly don't have any incentive to add SROs as part of the affordable housing stock. If the city can't force affordable housing in the developments that have been bombarding the city for the past 5 or so years, what makes anyone think they can force it here? It seems to me this is a haphazard way to reach the goals of the affordable housing master plan. It's like the city is changing the zoning just to say they reached a goal in the master plan but without actually considering the long term issues surrounding the change and without a plan to actually add real affordable housing to the stocks. Dayna McKee

**From:** [REDACTED]  
**To:** [Scarff, Ashley](#)  
**Subject:** Single Room Occupancy SRO  
**Date:** Wednesday, November 14, 2018 1:47:35 PM

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Dear Ms. Scarff:

This is in reply to the email broadcast from the planning commission regarding SRO.

I currently live across the street from a single family duplex - [REDACTED] - that has been operating as an SRO for several years. As it stands I object to any changes being considered city wide.

Questions I have from my observations of this property are:

How does the continuous coming and going of new occupants living at a residence for a short period of time, make a neighborhood better and safer?

Is this change to benefit the property owner financially, as this will guarantee their space will always be filled.

How many will be allowed to live in an SRO as opposed to the current occupancy ordinance?

What is the difference between this and an extended stay hotel?

What kind of property and how many rooms will qualify under this new plan?

Will there be a criminal background check done on the recycling tenants?

Who is responsible to clean the residence?

What changes to current zoning and occupancy levels need to be taken and how will the neighborhoods be notified?

What is to stop all current rentals from adopting an SRO policy and who is going to enforce it? This property has been reported to zoning enforcement for violations since 2011 and nothing has been accomplished.

Who is going to monitor the coming and going of guests at all hours.

Will there be a manager or owner on site?

Has the good landlord program become a bust?

Who will be responsible for the retrieval of garbage containers from the curb as new tenants come and go.

Will basements be rented as separate apartment spaces with additional qualifying rooms?

How will properties that have no or limited off street parking be



affected and who is going to enforce the 48 hours on street parking ordinance for those that have no or limited parking.

Currently tenants at the above duplex are parking on street, often for more than 48 hours, illegally. The current property owner is not required to provide off street parking.

Will a parking stall be required for each room?

Will the property be required to be maintained?

Will property assessed value of ownership be increased and documented due to occupancy levels.

Will property value of associated neighbors affected by the SRO be decreased?

How long will does it take before a property is considered a nuisance.

Respectfully

Scott Weaver

[REDACTED]

SLC

[REDACTED]

2. Single Room Occupancy (SRO) Text Amendments - A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define the Single Room Occupancy (SRO) housing type and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five-Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, 21A.36 General Provisions, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) Case number PLNPCM2018-00066 (Legislative Matter)

**From:** [Judi Short](#)  
**To:** [Scarff, Ashley](#)  
**Subject:** Proposal for Single Room Occupancy housing in Sugar House  
**Date:** Wednesday, November 14, 2018 3:16:04 PM

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One more

----- Forwarded message -----

From: [REDACTED]  
Date: Wed, Nov 14, 2018 at 2:54 PM  
Subject: Re: Proposal for Single Room Occupancy housing in Sugar House  
To: Judi Short [REDACTED] >

Judi,

Thanks for the letter you wrote about this proposed change. I have another board meeting tonight so I won't be able to attend. I've included some of my concerns below (in case you're attending the meeting), although I think you've already identified most of them.

I don't oppose the ordinance change per se. I agree with you that this could be a solution to the housing problems we currently face. However, like you I think the change should be to conditional instead of simply permitted. If a block of 500 SROs were to be put into *any* neighborhood in the city it would change the neighborhood dramatically. Road, utilities, and transit systems could be overtaxed. There would be little opportunity to plan for large-scale development to ensure they meet residents' needs and the goals of increasing affordable housing. If this is passed as a "permitted" use, there would be no public process for potentially huge, new developments since developers could simply get an "over the counter" permit.

The mayor's office has identified transparency with city residents as a goal of the administration. Without a public process for these new, potentially huge developments, city residents would be cut out of the planning process. Bottom line: I think SROs can be part of the solution to the housing shortage, but the residents need to have a say in these potentially large developments. This should be passed as a "conditional" use instead of a "permitted" use.

I've sent these comments to the commission as well although not before the deadline. Thanks again for sending a letter and for alerting us to this big change.

Shane


On Thu, Nov 8, 2018 at 3:18 PM Judi Short [REDACTED] > wrote:

I passed this flyer out last night, and am sending it to you electronically so you will read it again and send me some **comments for my letter to the Planning Commission, which has to be written by tomorrow.**


Here is also a link to a good article from the Deseret News a few months ago, which explains more about how it could function and the good it can provide for helping to solve the affordable housing crisis in Salt Lake City.

<https://www.deseretnews.com/article/900029595/us-cities-used-to-have-low-rent-short-term-dorm-style-housing-is-that-what-utahs-homeless-need.html>

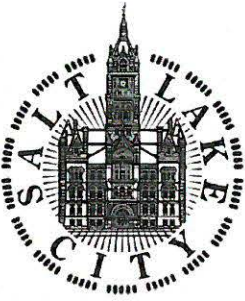
Feel free to pass this information along to your neighbors. Study the map, while most of the proposed areas are closer to downtown, the core of Sugar House and along the streetcar, and up to 2100 South and 700 East are included. Send me some thoughtful comments. Thanks!  
Judi

Judi Short  


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Judi Short  


#### **4. ORIGINAL PETITION**



# Petition Initiation Request

Planning Division  
Community & Neighborhoods Department

To: Mayor Biskupski

From: Nick Norris, Planning Director

Date: January 30, 2017

CC: Patrick Leary, Chief of Staff; Mike Reberg, CAN Director; file

Re: Initiate Petition to Amend Text in the Zoning Ordinance Related to Single Room Occupancy Housing to Implement the "Growing SLC" plan

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This memo is to request that you initiate a petition directing the Planning Division to analyze the appropriateness of amending sections of the Zoning Ordinance to better define Single Room Occupancy (SRO) housing and determine appropriate locations for these uses. The overall purpose of the zoning change is to implement the recently adopted Growing SLC: A Five Year Housing Plan.

In Salt Lake City, SRO housing is currently allowed only in the Transit Station Area zoning districts and is defined as follows:

*DWELLING, SINGLE ROOM OCCUPANCY: A residential dwelling facility containing individual, self-contained, dwelling units none of which may exceed five hundred (500) square feet in size.*

The purpose of the zoning text amendment is to:

- Amend the definition of SRO to reflect current development models;
- Develop (if needed) site development regulations for SRO housing; and
- Determine appropriate zoning districts where SRO's may be located.

As part of the process, the Planning Division will follow the City adoption process for zoning text amendments, which includes citizen input and public hearings with the Planning Commission and City Council.

Please contact Wayne Mills at ext. 7282 or [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com) if you have any questions.

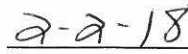
Thank you.



***Concurrence to initiate the zoning text amendment petition as noted above.***



**Jackie Biskupski, Mayor**



**Date**

## **5. MAILING LIST**

<b>Name</b>	<b>Organization</b>	<b>Address</b>	<b>Address cont.</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Matt Minkovitch	The Road Home	210 S. Rio Grande St.		Salt Lake City	UT	84101
Shawn McMillan	First Step House	426 South 500 East		Salt Lake City	UT	84102
Tara Rollins	Utah Nonprofit Housing Coalition	230 South 500 West #216		Salt Lake City	UT	84101
Glenn Bailey	Crossroads Urban Center	347 South 400 East		Salt Lake City	UT	84111
Tony Milner	Utah Community Action	1307 South 900 West		Salt Lake City	UT	84104
Dan Nackerman	Housing Authority of SLC	1776 S. West Temple		Salt Lake City	UT	84115
Janice Kimball	Housing Authority of the County of Salt Lake	3595 S. Main Street		Salt Lake City	UT	84115
Mike Akerlow	Community Development Corporation of Utah	501 East 1700 South		Salt Lake City	UT	84105
Mike Gallegos	Salt Lake County Housing & Community Development	2001 South State Street, S2-100	PO Box 144575	Salt Lake City	UT	84114-4575
Tricia Davis	Department of Workforce Services	1385 S. State Street		Salt Lake City	UT	84115
Preston Cochrane	Shelter the Homeless Utah	310 S. Main Street, Suite M2		Salt Lake City	UT	84101
Claudia O'Grady	Utah Housing Corporation	2479 Lake Park Blvd.		West Valley City	UT	84120
Ashley Scarff	Salt Lake City Planning Division	PO Box 145480		Salt Lake City	UT	84114