

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL



Lisa Shaffer, Chief Administrative Officer

Date Received: 02/11/2022
Date sent to Council: 02/11/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: February 10, 2022

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: Zoning Map Amendment at approximately 2333 W North Temple Street, Petition PLNPCM2021-00915

STAFF CONTACT: Krissy Gilmore, Senior Planner, Kristina.Gilmore@slcgov.com, 385-535-7780

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendation of the Planning Commission to amend the zoning map to remove the property at 2333 W North Temple from the Airport Flight Path Protection Overlay District Influence Zone A, described under City Code 21A.34.040.

BUDGET IMPACT: None.

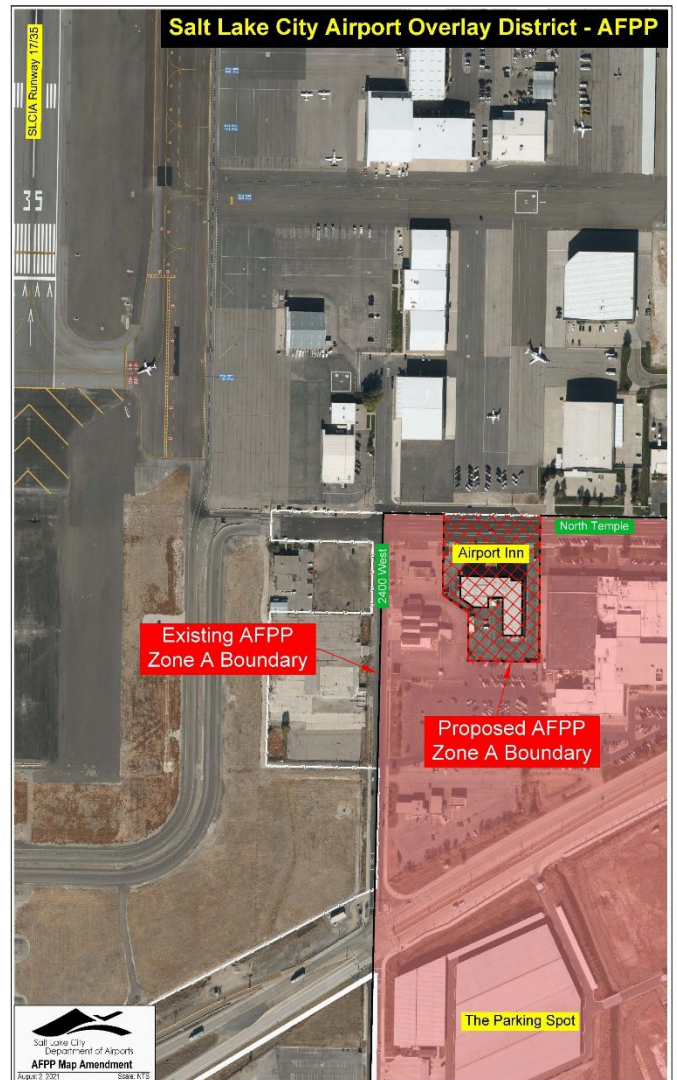
BACKGROUND/DISCUSSION:

Salt Lake City Mayor Erin Mendenhall initiated a petition to amend the zoning map to remove the property at 2333 W North Temple from the Airport Flight Path Protection Overlay District Influence Zone A, described under City Code 21A.34.040. The property is currently occupied by a commercial building, the Airport Inn, and associated parking. The desired result is to allow the Airport Inn to operate a new model of extended-stay hotels as transitional housing to advance the City's overall goals related to homelessness. For specific information regarding the proposal, please refer to the Planning Commission Staff Report.

The current hotel/motel use is permitted in the base TSA-MUEC-C zoning district and within the Airport Influence Zone A. The longer-term goal is to be able to accept housing vouchers for

transitional housing to provide a more predictable and stable option for those people transitioning out of homelessness. An extended stay motel is not eligible to accept vouchers. The preferred path forward indicated by the Department of Airports is to modify the boundary of the Airport Overlay so that it would not apply to this property. If adopted, the nonprofit will switch their business model and the hotel will be considered multi-family housing, which is a permitted use in the TSA-MUEC-C zoning district. It would also allow them to offer other sorts of social services because most social services that benefit the residents of the facility are also permitted uses in the TSA zoning district.

The result would allow the Airport Inn to accommodate stays greater than 30 days as transitional housing. The zoning code does not include a land use that directly matches this kind of supportive housing, whether permanent, short term, or any time frame in between those two. Under City Code, units/rooms that are available for rental or lease for periods of less than one month are considered a hotel/motel, while dwellings that are rented for periods of longer than one month generally fall into a residential land use and would prohibit the Airport Inn from operating this model of transitional housing if under the Airport Influence Zone A.



PUBLIC PROCESS:

- The Planning Division provided a 45-day comment period notice to the associated community councils for the property, Poplar Grove and Jordan Meadows. The Westpointe Community Council requested that the city attend one of their meetings to discuss the proposal.
 - The Westpointe Community Council provided a letter stating concern that the proposed map amendment would set a precedence for future map amendments.
 - No letter or other input was received from the Poplar Grove or Jordan Meadows Community Council.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing notice about the proposal and information on how to give public input on the project on October 5, 2021.
- An online open house was held on the proposal from October 18th to November 30th.

Planning Commission (PC) Records

[PC Agenda for December 15, 2021 \(Click to Access\)](#)

[PC Minutes of December 15, 2021 \(Click to Access\)](#)

[PC Staff Report for December 15, 2021 \(Click to Access Staff Report\)](#)

EXHIBITS

- 1. Chronology**
- 2. Notice of City Council Hearing**
- 3. Petition Application**

SALT LAKE CITY ORDINANCE
No. _____ of 2022

(Amending the zoning map pertaining to a parcel located at approximately 2333 W North Temple Street to remove the AFPP Airport Flight Path Protection Overlay District Influence Zone A))

An ordinance amending the zoning map pertaining to parcels located at approximately 2333 W North Temple Street to amend the zoning map to remove the AFPP Airport Flight Path Protection Overlay District Influence Zone A pursuant to Petition No. PLNPCM2021-00915.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on December 15, 2021 to consider a request by Salt Lake City Mayor Erin Mendenhall remove the AFPP Airport Flight Path Protection Overlay District Influence Zone A from the subject parcel pursuant to Petition No. PLNPCM2021-00915; and

WHEREAS, at its date meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application; and

WHEREAS, after a public hearing on this matter the city council has determined 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 Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that one (1) parcel located at approximately 2333 W North Temple Street (Parcel ID 08-33-452-004-0000), and as more particularly described on Exhibit "A" attached hereto, shall be and hereby are rezoned to remove the AFPP Airport Flight Path Protection Overlay District Influence Zone A from the parcel.

SECTION 2. 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 _____,
2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2022.

Published: _____.

Ordinance Removing Airport Influence Zone 2333 W North Temple

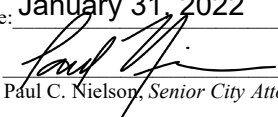
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>January 31, 2022</u> By: <u></u> Paul C. Nielson, Senior City Attorney

Exhibit "A"

Legal Descriptions of
Parcels to be rezoned to remove the AFPP Zone A

Parcel No. 08-33-452-004-0000

0707 BEG 183 FT E & 523.4 FT N FR S 1/4 COR SEC 33, T 1N, R 1W, S L M; N 0°02'13" W 150 FT;
N 89°58'38" E 294 FT TO CEN OF CANAL; S 0°02'13" E ALG SD CANAL 342.78 FT; S 89°58'38" W
212 FT*

1) CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2021-00915

- September 2, 2021** Application for a Zoning Map Amendment.
- September 28, 2021** Petition PLNPCM2021-00915 was assigned to Krissy Gilmore, Senior Planner, for staff analysis and processing.
- October 5, 2021** Notice sent to Recognized Community Organizations informing them of the petition. Early notification of the project was also sent to property owners and residents within 300 feet of the proposal.
- October 18, 2021** The proposal was posted for an online open house through November 30, 2021.
- December 3, 2021** Planning Commission public hearing notices emailed to interested parties and residents/property owners who requested notice. Agenda posted to the Planning Commission website and the State of Utah Public Notice webpage.
- December 9, 2021** Planning Commission Staff Report posted.
- December 15, 2021** Planning Commission held a public hearing and made a positive recommendation to the City Council to approve the proposed map amendment.

2) NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2021-00915** – Mayor Erin Mendenhall has initiated a petition to amend the zoning map to remove the property located at approximately 2333 W North Temple from the Airport Flight Path Protection Overlay District Influence Zone A, described under City Code 21A.34.040. The property is currently occupied by a commercial building, the Airport Inn, and is zoned TSA-MEUC-C (Transit Station Area Mixed Employment Center Station Core). The desired result is to allow the Airport Inn to operate a new model of extended-stay hotels as transitional housing to advance the City's overall housing goals. Information on this proposal can be found in the staff report prepared for the Planning Commission accessible from this link - <http://www.slcdocs.com/Planning/Planning%20Commission/2021/12.%20December/00915.StaffReport.pdf>

As part of their study, the City Council is holding two advertised public hearings to receive comments regarding the petition. During these hearings, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance on the same night of the second public hearing. The hearing will be held electronically:

DATE: **Date #1 and Date #2**

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

PLACE: ****This meeting will not have a physical location.**

****This will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation. If you are interested in participating in the Public Hearing, please visit our website at <https://www.sl.gov/council/> to learn how you can share your comments during the meeting. Comments may also be provided by calling the 24-Hour comment line at (801)535-7654 or sending an email to council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Krissy Gilmore at 385-535-7780 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at Kristina.gilmore@slcgov.com.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. 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, 801-535-7600, or relay service 711.

3) PETITION APPLICATION



MEMORANDUM
PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director; Bill Wyatt, Executive Director Department of Airports; Brady Fredrickson, Planning Director, Department of Airports

From: Nick Norris, Planning Director

Date: August 23, 2021

Re: Initiating a zoning amendment to amend the Airport Influence Zone Map.

The Planning Division would like to request that a zoning map amendment be initiated to update an area of the Airport Influence Zone to support the implementation of the City's adopted policies related to assisting people experiencing homelessness. The Department of Airports has been working with Planning to accommodate the development of a new model of transitional housing for people experiencing homelessness by working with nonprofit organizations to refurbish and utilize existing extended-stay hotels. The proposal would include amending the Airport Overlay Map to remove a limited area from the Airport Influence Zone A. The desired result is to facilitate the feasibility of sustaining the new model of extended-stay hotels as transitional housing, work within the existing coordinated-entry program, and create the ability for operators of such extended-stay hotels the ability to utilize additional funding to advance the City's overall goals related to homelessness. The facility will still meet all current sound attenuation requirements.

The process will include an engagement process recommended by Planning and led by the Department of Airports, which will include the community and other interested parties. The Planning Division will help coordinate outreach through the city's Recognized Organizations. After the proposal is vetted through the engagement process, the proposal will be presented to the Planning Commission for a public hearing and transmitted to the City Council. The anticipated timeline is approximately 60 days for the public engagement process and 30 days for the Planning Commission. The timeline is subject to available workloads of staff participating on the project, planning commission agenda process, and if any unforeseen issues arise as part of the engagement process.

The proposal includes a text amendment and zoning map amendment to remove a small area adjacent to 2400 West and south of North Temple from the Airport Influence Zone A, described under City Code 21A.34.040 and as depicted in in the maps attached.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block should remain

blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at ext. 6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text and map amendment petition as noted above.



Erin Mendenhall, Mayor

09/02/2021

Date