



**CITY COUNCIL TRANSMITTAL**

  
Lisa Shaffer (Dec 29, 2021 15:02 MST)

Lisa Shaffer, Chief Administrative Officer

**Date Received:** 12/29/2021

**Date sent to Council:** 12/29/2021

**TO:** Salt Lake City Council  
Amy Fowler, Chair

**DATE:** December 29, 2021

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



**SUBJECT:** The Other Side Village Rezoning Application  
PLNPCM2021-00787

**STAFF CONTACT:** David J. Gellner, AICP, Senior Planner, [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)  
(801) 535-6107

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** That the City Council follow the recommendation of the Planning Commission to approve an Ordinance to amend the zoning map for the subject properties, changing them from PL (Public Lands to FB-UN2 (Form Based Urban Neighborhood District).

The Planning Commission recommendation of approval included the following additional recommendation:

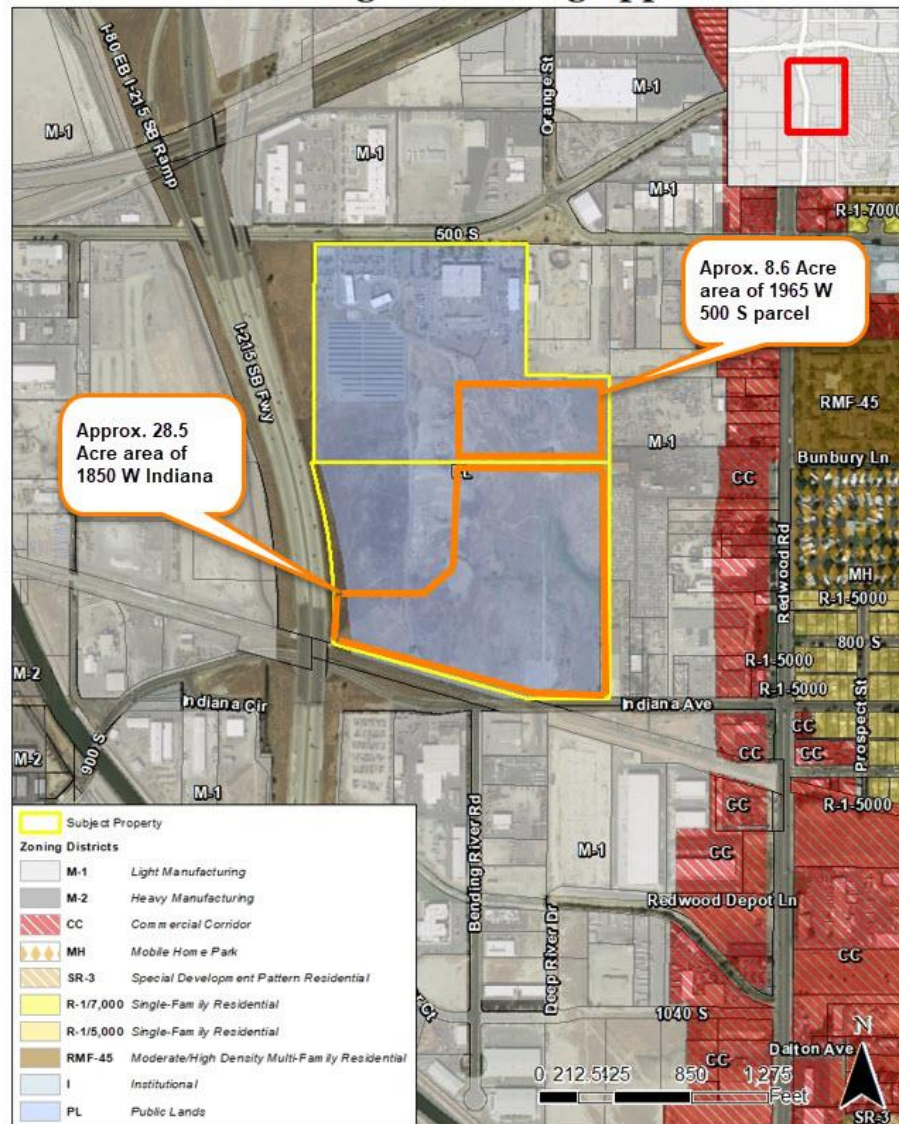
*Whereas the community and the public should have the opportunity to plan the neighborhood with the large and potentially impactful project. We recommend that the Council ask the City staff to work with the applicant, businesses, and the community to prepare a development agreement prior to conveying the property. This plan needs to look at infrastructure, including transportation, services, Commercial development, and the buffering and protection of the existing business and the needs of the nearby residents.*

**BUDGET IMPACT:** None

**BACKGROUND/DISCUSSION:** Tim Stay, CEO of The Other Side Academy, is requesting that the City amend the zoning map for portions of the properties located at 1850 W Indiana Avenue and 1965 W 500 S respectively. Both properties are owned by Salt Lake City and are zoned PL - Public Lands. The applicant is requesting to change the zoning of the properties to FB-UN2 (Form Based Urban Neighborhood District), in order to develop a walkable urban neighborhood of mixed uses to be known as “The Other Side Village”. The rezoning would be applied to approximately 28.5 acres of the property at 1850 W Indiana and approximately 8.6 acres of the property at 1965 S 500 W. The proposed uses on the approximately 37.1-acre site would include permanent supportive housing for homeless individuals, as well as services and resources to include on-site healthcare, medical services, and community gathering spaces. This zoning map amendment does not require an amendment to the Westside Master Plan.

The subject properties are highlighted on the map exhibit below.

### The Other Side Village - Rezoning Application



## **PUBLIC PROCESS:**

- Notice of the project and a formal letter requesting comments was sent to the Chair of the Poplar Grove Community Council on August 13, 2021.
- Notice sent to the Glendale CC Chair as a courtesy. The Glendale CC is outside of the 600 feet boundary for official notice but is the closest recognized organization adjacent to the project boundary.
- Staff sent an early notification announcement postcard about the project to all residents and property owners located within 300 feet of the project site on August 13, 2021. The mailed notice included project details, that recognized community organizations were aware of the proposal and included information on how to access the online open house and give public input on the project.
- Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on August 16, 2021 and ended on September 30, 2021.
- Staff attended an online meeting for a West Side Community Councils Open Forum held on August 23, 2021. The applicant presented the proposal to the Forum and answered questions about the project.
- The 45-day Recognized Organization comment period expired on September 30, 2021.
- No formal comments were submitted to Staff by either the Poplar Grove or Glendale Community Councils.
- Numerous public comments were submitted to staff in advance of the Planning Commission Hearing as well as after the staff report was published. The most commonly cited concerns about the proposal related to worries about how the village will impact crime and other activities in the area. There were also many comments in support of the proposal. The comments in support recognized this as an innovative approach to a complex problem.
- The public comments can be found in the **Planning Commission Records – Attachment C – Planning Commission Staff Report of October 27, 2021.**
- Additional written public comments received after the staff report was published can be found in **Exhibit 5 - Written Comments Received after the Staff Report was Published.**
- A Planning Commission Public Hearing was held on October 27, 2021. By unanimous vote, the Planning Commission forwarded a Positive recommendation to City Council for the proposed zoning map change.

## **Planning Commission (PC) Records**

- a) PC Agenda of October 27, 2021 ([Click to Access](#))
- b) PC Minutes of October 27, 2021 ([Click to Access](#))
- c) Planning Commission Staff Report of August 11, 2021 ([Click to Access Report](#))

## **EXHIBITS:**

1. Project Chronology
2. Notice of City Council Public Hearing
3. Original Petition
4. Mailing List
5. Written Comments Received after the Staff Report was Published

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2022

(Amending the zoning map pertaining to a portion of a City-owned parcel of property located at 1850 West Indiana Avenue and a portion of a City-owned parcel located at 1965 West 500 south to rezone the parcel from PL Public Lands to FB-UN2 Form Based Urban Neighborhood)

An ordinance amending the zoning map pertaining to a portion of a City-owned parcel located at 1850 West Indiana Avenue and a portion of a City-owned parcel located at 1965 West 500 South to rezone the property from PL Public Lands to FB-UN2 Form Based Urban Neighborhood pursuant to petition number PLNPCM2021-00787.

WHEREAS, Tim Stay, CEO of the Other Side Academy submitted an application to rezone a portion of a City-owned parcel located at 1850 West Indiana Avenue and a portion of a City-owned parcel located at 1965 West 500 South, as more particularly described in “Exhibit A” attached hereto and incorporated by reference (the “property”), to rezone the property from PL Public Lands to FB-UN2 Form Based Urban Neighborhood pursuant to petition number PLNPCM2021-00787 (the “petition”); and

WHEREAS, at its October 27, 2021 meeting, the Salt Lake City Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said petition; 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 a portion of the City-owned parcel located at 1850 W Indiana Avenue (Tax ID No. 15-10-101-001-0000) and a portion of the City-owned property located at

1965 West 500 South (Tax ID No. 15-03-351-003-0000), more particularly described on Exhibit "A" attached hereto and incorporated by reference, is rezoned from PL Public Lands to FB-UN2 Form Based Urban Neighborhood.

SECTION 2. Effective Date. This Ordinance shall take effect immediately after it has been published in accordance with Utah Code §10-3-711 and recorded in accordance with Utah Code §10-3-713.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

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

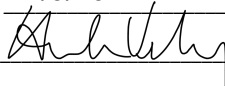
Transmitted to Mayor on \_\_\_\_\_.

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 20\_\_  
Published: \_\_\_\_\_.

<b>APPROVED AS TO FORM</b>
Salt Lake City Attorney's Office
Date: <u>12/9/2021</u>
By: <u></u>
Hannah Vickery, Senior City Attorney

# Exhibit “A”

Legal description of the property parcels:

**Tax ID No 15-10-101-001-0000 - Identified as 1850 West Indiana Avenue**

A part or portion of that certain property as described in the Warranty Deed recorded September 2, 1944 as Entry No. 983619 in the Office of the Salt Lake County Recorder, located in the Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point located 903.56 feet North 89°52'50" East and North 00°05'12" West 21.99 feet from the Salt Lake County Survey monument found marking the Southwest Corner of Section 3, Township 1 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°54'48" East 748.00 feet; thence South 00°05'12" East 1337.85 feet to the Northerly right of way line of Indiana Avenue; thence South 89°53'01" West 304.90 feet along said line; thence South 89°53'18" West 198.52 feet along said line to the Northeasterly line of the Union Pacific Railroad right of way, thence North 74°11'41" West 991.63 feet along said line to the Easterly right of way of Interstate 215 and a point of non-tangency with a 4009.72 foot radius curve to the left (radius point bears North 89°12'57"W); thence northerly 350.00 feet along the arc of said curve through a central angle of 05°00'04" (chord bears North 01°42'59" West 349.89 feet); thence South 74°11'41" East 541.51 feet; thence North 53°06'04" East 247.67 feet; thence North 00°05'12" West 716.70 feet to the POINT OF BEGINNING.

Contains ± 28.914 acres, ± 1,259,476 sq. ft.

**Tax ID No. 15-03-351-003-0000- A portion of 1965 West 500 South**

A part or portion of that certain property as described in the Warranty Deed recorded September 2, 1944 as Entry No. 983619 in the Office of the Salt Lake County Recorder, located in the Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point located 483.50 feet North 00°01'30" West along the West line of the said Section 3, and 776.03 feet North 89°52'50" East from the Salt Lake County Survey monument found marking the Southwest Corner of Section 3, Township 1 South, Range 1 East, Salt Lake Base and Meridian, running thence North 89°52'50" East 875.01 feet to and along the South line of that certain parcel described in Entry No. 13021960 in the Office of the Salt Lake County Recorder; thence South 00°05'12" East 461.94 feet; thence South 89°54'48" West 748.00 feet; thence North 15°28'31" West 478.59 feet to the POINT OF BEGINNING.

Contains: ± 8.601 Acres, ± 374,678 SQ. FT.

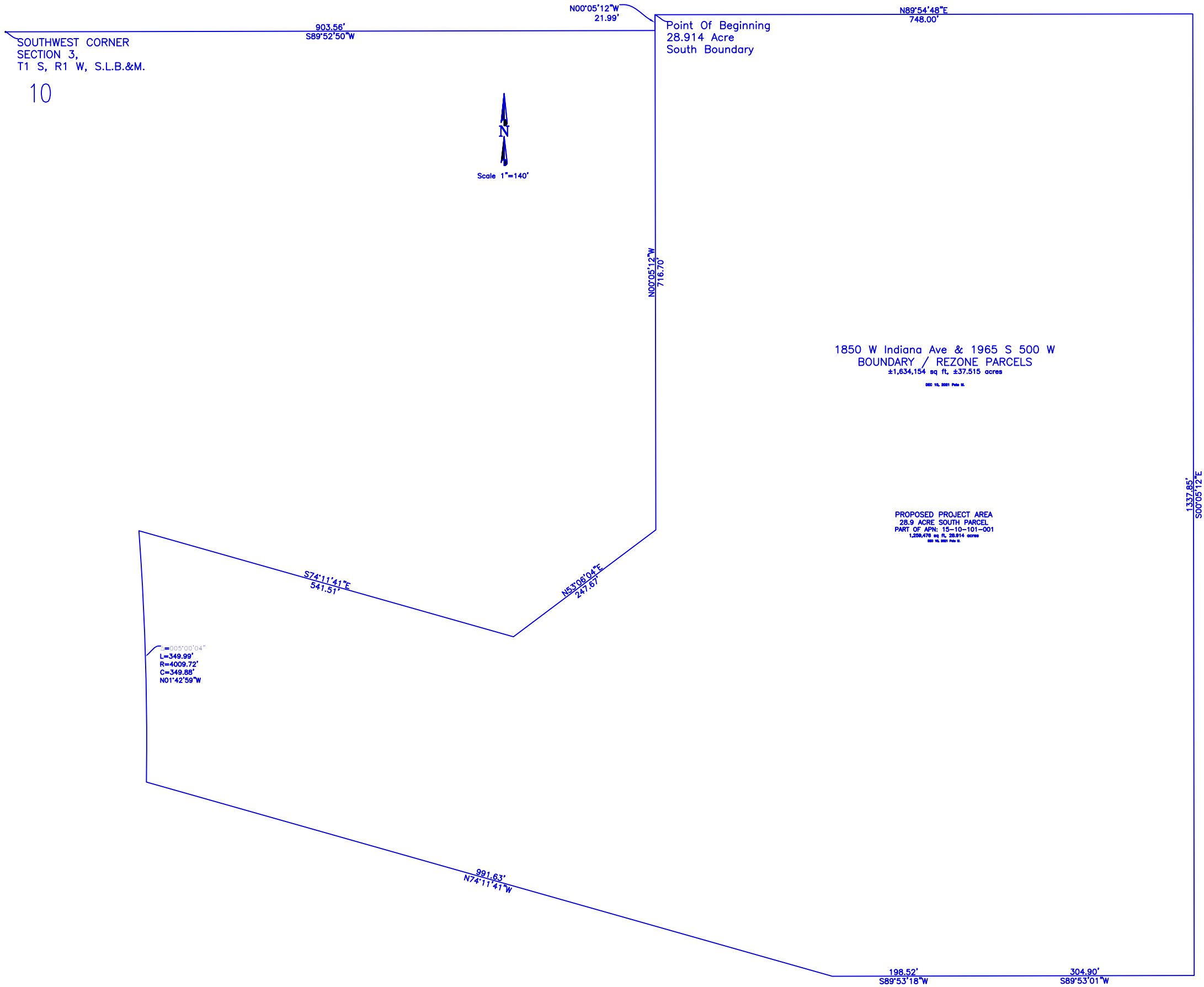
***Both of these descriptions are graphically represented on the following pages.***

4

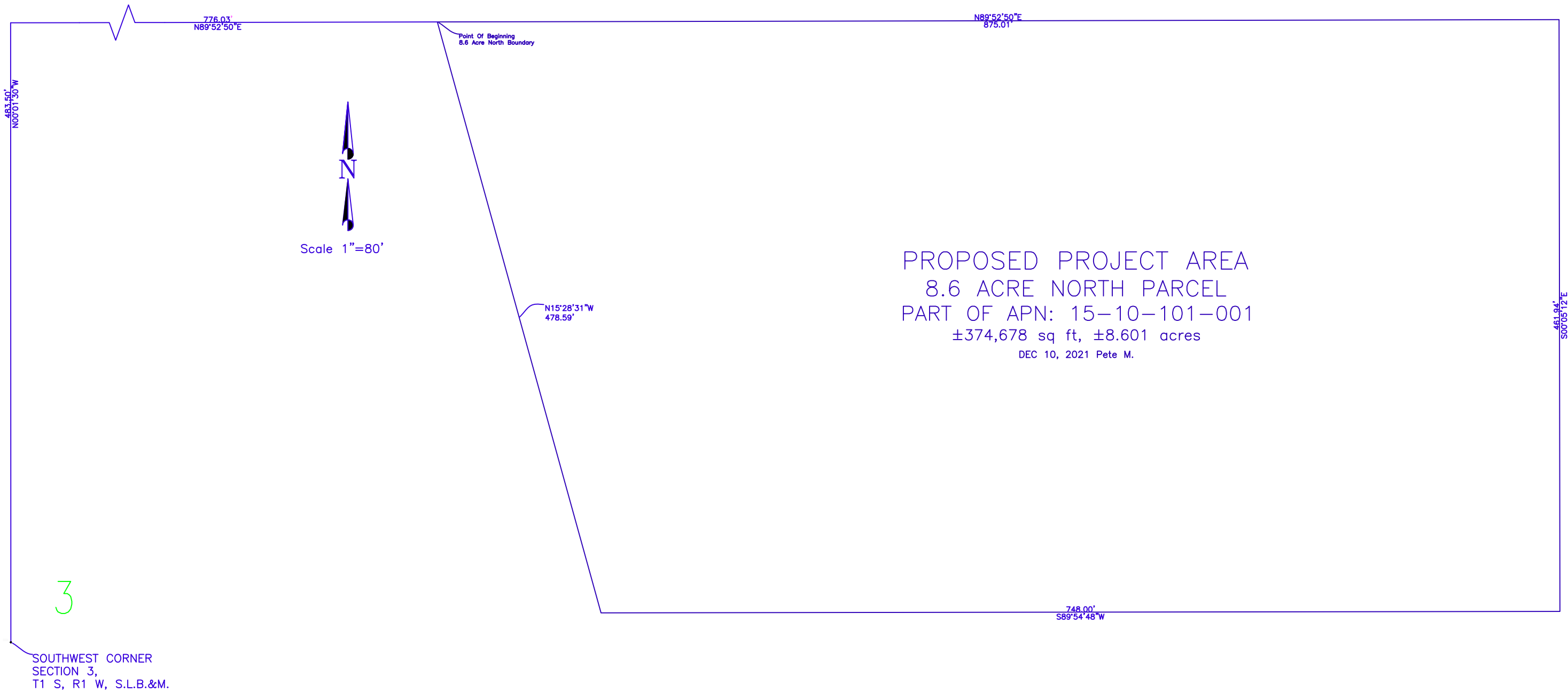
3

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## **1. Project Chronology**

## **PROJECT CHRONOLOGY**

<b>PETITION:</b>	<b>PLNPCM2021-00787 – The Other Side Village Rezoning Application</b>
August 4, 2021	Petition for the zoning map amendment received by the Salt Lake City Planning Division
August 16, 2021	Petition assigned to David Gellner, Senior Planner, for staff analysis and processing.
August 13, 2021	Notice of the project and a formal letter requesting comments was sent to the Chair of the Poplar Grove Community Council on August 13, 2021 in order to solicit public comments and start the 45-day Recognized Organization input and comment period. Notice was also sent to the Glendale CC Chair as a courtesy. The Glendale CC is outside of the 600 feet boundary for official notice but is the closest recognized organization adjacent to the project boundary.
August 13, 2021	Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
August 16, 2021	Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on August 16, 2021 and ended on September 30, 2021.
August 23, 2021	Staff attended an online meeting for a West Side Community Councils Open Forum held on August 23, 2021.
September 30, 2021	The 45-day public comment period for Recognized Organizations ended. No formal comments were submitted to staff by recognized organizations to date related to this proposal.
October 14, 2021	Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting and Public Hearing notice mailed.
October 14, 2021	Public hearing notice sign with project information and notice of the Planning Commission public hearing posted on the properties.
October 27, 2021	The Planning Commission held a Public Hearing on October 27, 2021. By unanimous vote, the Planning Commission forwarded a Positive recommendation to City Council for the proposed zoning map amendment.

## **2. Notice of City Council Public Hearing**

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petition **PLNPCM2021-00787 – Zoning Map Amendment for The Other Side Village at 1850 W Indiana Avenue and 1965 W 500 S** – Tim Stay, CEO of The Other Side Academy is requesting that the City amend the zoning map for portions of the properties located at 1850 W Indiana Avenue and 1965 W 500 S respectively. Both properties are owned by Salt Lake City and are zoned PL - Public Lands. The applicant is requesting to change the zoning of the property to FB-UN2 (Form Based Urban Neighborhood District) in order to develop a walkable urban neighborhood of mixed uses to be known as “The Other Side Village”. The rezoning would be applied to a 28.5 acres of the property at 1850 W Indiana and 8.6 acres of the property at 1965 S 500 W. The proposed uses on the approximately 37.1-acre site would include permanent supportive housing for homeless individuals as well as services and resources to include on-site healthcare, medical services, and community gathering spaces. This request only relates to the zoning designation of the property. No specific site development proposal has been submitted or is under consideration at this time and the Westside Master Plan is not being changed. The properties are located within Council District 2, represented by Dennis Faris. (Staff contact: David J. Gellner at (801) 535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com) )

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 electronically:

**DATE:**

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

**PLACE:** This will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No.2 of 2020(2)(b). Please visit <https://www.slc.gov/council/news/featured-news/virtually-attend-city-council-meetings/> to learn how you can share your comments live during electronic City Council meetings. If you would like to provide feedback or comment, via email or phone, please contact us at: 801-535-7654 (24-Hour comment line) or by email at: [council.comments@slcgov.com](mailto:council.comments@slcgov.com) .

If you have any questions relating to this proposal or would like to review the file, please call David Gellner at 801-535-6107 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

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.(P 19-19)

### **3. Original Petition**



# Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

## OFFICE USE ONLY

Received By:

Anna

Date Received:

08/04/2021

Project #:

PLNPCM2021-00787

Name or Section/s of Zoning Amendment:

Other Side Village – Zoning Map Amendment – 1850 W Indiana Avenue

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

1850 W Indiana Avenue, Salt Lake City

Name of Applicant:

The Other Side Academy

Phone:

Address of Applicant:

667 E 100 S Salt Lake City, UT 84102

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

Salt Lake City

E-mail of Property Owner:

Erin.Mendenhall@slcgov.com

Phone:

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

## REQUIRED FEE

- Map Amendment:** filing fee of **\$1,075** plus **\$121** per acre in excess of one acre
- Text Amendment:** filing fee of **\$1,075**.
- Plus additional fee for mailed public notices.

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:



## SUBMITTAL REQUIREMENTS

Staff Review

### 1. Project Description (please attach additional sheets.)

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Zoning Map?<br>If so, please list the parcel numbers to be changed.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Is the request amending the text of the Zoning Ordinance?<br>If so, please include language and the reference to the Zoning Ordinance to be changed. |

### WHERE TO FILE THE COMPLETE APPLICATION

*Mailing Address:* Planning Counter  
PO Box 145471  
Salt Lake City, UT 84114

*In Person:* Planning Counter  
451 South State Street, Room 215  
Telephone: (801) 535-7700

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

TVS I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

ERIN MENDENHALL  
*Mayor*



**DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS**  
BLAKE THOMAS  
*Director*

August 4, 2021

Nick Norris  
Salt Lake City Planning Director

Dear Nick,

Salt Lake City authorizes The Other Side Academy to initiate a planning application for the proposed zone change for the property located at 1850 West Indiana Avenue which is owned by Salt Lake City Corporation.

Please let me know if you need any additional information

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Rip'.

Dan Rip  
Policy and Program Manager  
Department of Community and Neighborhoods

cc: Blake Thomas  
Orion Goff  
Shellie Finan

## **Other Side Village – Zoning Map Amendment – 1850 W Indiana Avenue** **Rezoning Application PLNPCM2021-00787**

### **A statement declaring the purpose for the amendment.**

#### *1850 W Indiana Avenue - The Other Side Village*

The purpose of the amendment is to rezone the parcel of ground currently designated as Public Lands (PL Zone) to a Form Based District (FB-NU2) to accommodate the development of a walkable urban neighborhood of mixed uses.

The proposed mixed-use village would consist of 400-500 small residential dwelling units of various typologies for the chronically homeless, including neighborhood and community centers, open spaces, general retail, commercial, and institutional uses.

The property is currently located in the PL (Public Lands) zone which allows for a diversity of public facilities and public land uses. However, mixed use developments and residential uses are not permitted under the current PL land use zoning designation. Therefore, the property must be rezoned to allow The Other Side Village development as proposed.

The zoning district which would likely best accommodate the proposed use is a Form Based District. The purpose of the Form Based District is to create walkable urban neighborhoods which provide people-oriented places, options for housing types, proximity to amenities and public transportation, and access to recreational and employment opportunities. In addition, the Form Based District ordinance provides specific zoning regulations that focus on the scale and form of development to create pedestrian oriented communities to live, work and play within a close proximity.

The FB-UN2 subdistrict regulations provide the framework for a lower intensity urban neighborhood generally consisting of buildings up to four stories in height with taller buildings located on street corners, which may contain a single use, or mix of uses. This zone is currently mapped in the Central Ninth neighborhood.

In considering the scope and development objectives of The Other Side Village, the FB-UN2 zone accomplish the goals of the proposal as stated.

### **A description of the proposed use of the property being rezoned.**

#### **The Village**

The Village is a permanent supportive housing development for the chronically homeless, where those coming out of chronic homelessness can find not only tiny homes to rent affordably, but services and resources to help them along the way, in a hand-up, not handout model.

It is anticipated that the Village will house up to approximately 400+ residents in cottage homes and similar sized attached housing units as duplexes (two-family residences) and triplexes (row houses) as provided for in the FB-NU2 Zone. The support services for the Village will include on-site health care, dental, and social services along with a convenience store, deli, and pet supplies. In addition, community gathering spaces will include an auditorium, non-denominational church, and an amphitheater.

Housing will be arranged in neighborhoods of approximately 30 homes each with neighborhood amenities to include a small pavilion, laundry, commercial kitchen, and a multipurpose room for social gatherings.

To encourage self-sufficiency, social enterprises will be incorporated into the Village to provide opportunities for work and community service.

### The Homes

The homes will be sized between 250 and 400 sf each. The majority will be stand-alone homes, but the development will have some duplexes and triplexes. Each home will be attractively furnished, and will have a bed, a kitchen, with standard appliances, a bathroom with a shower, and heating and AC. This will be a gated community, where the residents will be able to come and go as necessary, but there can be controlled access of visitors to maintain safety and order within the Village.

The homes will be situated in small neighborhoods of 25-35 homes to create the opportunities for close connected neighborhoods. Each neighborhood will be a mix of single units, duplex units, and triplex units. Connected to every 2-4 neighborhoods will be a Neighborhood Center. The Neighborhood Center will have a common area, a kitchen, laundry equipment, and a outdoor grill space with some picnic tables.

### Wrap-Around Services

The Village will include facilities to provide services and resources for the residents of the Village in a Community Center. These services will include:

- A medical exam room
- A dental exam room
- Mental health therapy rooms
- A room big enough for a group session
- A dog wash room
- A veterinarian exam room
- A room for employment services
- Space for other supportive services, such as legal aid

- A training room for finances literacy and other similar classes
- Space for community gathers, meals, fitness activities (such as yoga or aerobics)
- A commercial kitchen

The medical, dental, and mental health services will be provided by third-party providers, who will provide these services directly to the residents. Community volunteers will be involved in providing many of the other services.

### Retail Services

The Village will have a range of retail services, primarily focused on providing nearby services for the residents, but these will also be accessible to the surrounding neighborhoods.

Planned retail services will include:

- A small deli and coffee shop
- A small grocery store
- A hair salon and barbershop
- A gift shop
- A place that tells the Village story for tours

These services will be situated outside of the gated community and will be located to have easy access and parking for clientele that will be frequenting these services from outside the Village.

### Community Amenities

The Village will have the following amenities spread throughout the development for the benefit of the residents:

- A small non-denominational chapel
- A multi-use basketball/pickleball sports court
- A cantina / food truck spot / coffee station near the center or north end of the village with an outdoor seating area nearby to be frequented primarily by the residents.
- A picnic area
- A memorial garden for residents that pass on
- A memorial garden for pets
- A horseshoe pit
- A dog park
- A Food Pantry (with access for Food Bank truck deliveries, storage and distribution space)
- Open lawn space for active use
- A fitness path that creates an integrated feel between neighborhoods with outdoor stations along the way.

- A Children's play area for visiting kids and grandkids
- Trail systems that make for comfortable and natural movement between neighborhoods and attractive amenities spread between neighborhoods that encourage interaction.

### Performing Arts Center

The Village will have a world-class 600 seat Performing Arts Center to host local and national performers as well as host plays, concerts, and community events.

We are envisioning this facility to be able to have TV broadcast abilities as well as a recording studio so that this facility can be a revenue generating source for the Village. Residents would have access to the performances at free or significantly reduced rates and the surrounding community would be able to attend as well. The operations of the Performing Arts Center will also create employment opportunities for residents.

One possibility for parking is to have parking up on the landfill for large events and have people walk down or have shuttles down, much like they do at USANA.

### Outdoor Amphitheater

The Village will have an outdoor events space and amphitheater, where we can have performances, show movies, or have outdoor events, such as Farmer's Markets, a Christmas Market or other such events. These would be available to both the residents as well as the surrounding community. This space will also create additional employment opportunities for the residents of the Village. We would want to be able to seat around 600 people. We anticipate being able to have outside Food Trucks to be able to come onsite to provide additional food services.

### Social Enterprises

The Village will have an onsite food production facility that will be manufacturing cookies to be sold through wholesale channel and retail channels. The facility will need access for delivery trucks. This social enterprise will provide employment opportunities for the residents of the Village.

### The Landfill Zone

While the Landfill Zone would be challenging to build homes and structures upon it based upon the unstable material below the surface, there are still ways to utilize this difficult parcel. The Village would be able to utilize this land to create additional green space with trees and paths, construct a modest solar farm to provide electricity for the Village, and to provide additional parking for large community events at the Village.

**List the reasons why the present zoning may not be appropriate for the area.**

The site was the former location of the City's landfill and as such was designated as Public Lands. While the west side of the parcel contains the buried landfill material and is not developable, the east half of the parcel has passed an environmental analysis and is appropriate for development. The proposed mixed-use development is ideally suited for this parcel that is bounded by I-215 on the west, the City's Parks & Recreation property on the north, a wrecking yard on the east, and Indiana Avenue on the south with industrial development on the south side of the street. While the site is thus isolated from the residential neighborhoods east of Redwood Road, it will still serve as an integral part the Salt Lake community at large.

The property is currently located in the PL (Public Lands) zone which allows for a diversity of public facilities and public land uses. However, mixed use developments and residential uses are not permitted under the current PL land use zoning designation.

Based upon 21A.33.070: Table of Permitted and Conditional Uses For Special Purpose Districts, the following uses are not permitted in a Public Lands zone:

Not Permitted in Public Lands zone:

- Agricultural Use
- Amphitheater, formal
- Veterinary office
- Artisan Food production
- Clinic (Medical, Dental)
- Commercial Food Production
- No Residential of any kind (except care taker residence)
- Mixed Use Development
- Performing Arts Production Facility
- Philanthropic Use
- Place of Worship
- Restaurant
- Retail Goods Establishment
- Retail Sales

Therefore, the property would need to be rezoned to allow The Other Side Village development as proposed.

**Is the request amending the Zoning Map?**

Yes.

**If so, please list the parcel numbers to be changed.**

All of this parcel:

Parcel Record 15101010010000

Owner SALT LAKE CITY CORP

Address 1850 W INDIANA AVE

A portion of this parcel:

Parcel Record 15033510030000

Owner SALT LAKE CITY CORP

Address 1965 W 500 S

**Is the request amending the text of the Zoning Ordinance?**

No.





## **Frequently Asked Questions**

### **What is the Village?**

The Other Side Village is a self-reliant, master-planned neighborhood that provides affordable, permanent quality housing, access to social services, and a robust and supportive community for men and women coming out of chronic homelessness. The Village is founded on the conviction that housing alone will never solve homelessness, but community will. The combination of high quality, permanent housing and a strong culture of personal growth, support and connection is the heart of our model.

### **Who is it for?**

To be eligible to live in The Other Side Village, an individual must have experienced chronic homelessness. We expect many of our residents to have at least one disabling condition, either mentally or physically. We define chronic homelessness as any person with a disability who has been living unsheltered for the last 12 months continuously or on multiple occasions that cumulatively total at least 12 months.

All potential residents are required to complete an assessment, be fingerprinted and agree to a criminal background check processed by the FBI. Those with past sex offenses or arson convictions are not eligible for residence.

### **Who are we? And why do we think we can do it?**

For decades in Utah, we've wrung our hands about what to do with criminal offenders with long histories of addiction. Who would have thought that the solution was to have 100 longtime felons move into a home in downtown Salt Lake City? And yet, in 2015, that is exactly what began.

Since then, The Other Side Academy has become one of Utah's gems – a model of citizenship, cleanliness, professionalism and integrity. The students you see here have been arrested an

average of 25 times. And yet when racial tension erupted into riots in downtown Salt Lake City in the summer of 2020, it was students of The Other Side Academy who rushed to the scene to clean up. When police spent sleepless nights preparing for civil unrest, it was students of The Other Side Academy who brought them coffee and encouragement.

When the Salt Lake City Council was considering whether to give The Other Side Academy permission to remain in its downtown location, over fifty neighbors turned out to say that the neighborhood was better because they were there. And the police officials gave a report that crime had actually gone down since we moved into the neighborhood.

And amazingly, all of this was done without any government funds. Students of The Other Side Academy pay their own way by running some of the most respected businesses in the state.

For decades in Utah, we've wrung our hands about how to help the growing number of people experiencing homelessness in our cities. We believe the same principles that have enabled students at The Other Side Academy to create a model community point the way to what must be done. *While those experiencing chronic homelessness face different challenges than TOSA students, we contend that there are universal principles for creating healthy communities that give us a responsibility to step in.*

Why? Because we understand what it is to be marginalized. We understand what it takes to become self-reliant. We have experience creating a peer community with strong values and shared accountability. And so, in coming months, The Other Side Academy is partnering with the City of Salt Lake to create The Other Side Village – a self-reliant, peer-led village that provides a safe, dignified and uplifting life for people who are chronically unsheltered, and which brings them and the larger community into mutually ennobling relationships. Just like The Other Side Academy.

### **Why are we a Village and not a tiny home project?**

It is not about Tiny Homes. You'll notice that residents live in what are called "Tiny Homes." But be careful, the size of the homes is the least important part of this effort. Some communities are building tiny home neighborhoods that will likely become tiny slums in short order. The key is not the physical structures, but the social system. The primary ingredient for success, like at The Other Side Academy, is creating a strong culture that lifts and changes all who are part of it. This is what The Other Side Academy has learned to do. And we are committed to creating this same opportunity for our homeless brothers and sisters.

The most important part is to create an environment, socially and physically, that facilitates connection with others. Homelessness is the result of a catastrophic loss of family. So the solution must be to build a new family.

The second most important part is establishing a community with strong social norms. This is what brings out the best in all of us. These strong norms will invite all to strive to achieve their potential, allowing them the dignity of being part of the solution, not just a problem to be solved. Work and self-improvement are fundamental principles of happiness. As all are invited to contribute at the level of their ability, The Other Side Village will remain prosperous, safe and strong.

The Other Side Village believes that the single greatest cause of homelessness is a profound, catastrophic loss of family. That's why our focus at The Other Side Village is to do more than just provide adequate housing. We are developing a community with supportive services and amenities to help address an individual's relational needs at a fraction of the cost of traditional housing initiatives. We seek to empower our residents to build relationships with others, and to experience healing and restoration as part of engaging with a broader community.

### **What will the houses be like?**

One of the irreplaceable ingredients to solving homelessness is providing affordable, high quality, permanent housing. And that's exactly what the homes in the Village will do. Our homes will provide approximately 350 to 400 square feet to each resident, including a bedroom, a living room, a bathroom with a shower, and a kitchen with all the appliances. If we intend to create a community where people can thrive, it must be centered on homes that provide the comfort and amenities that each of us expects for ourselves.

### **What services will be provided at The Other Side Village?**

There is a broad range of services that will be available on-site to our residents with facilities designed specifically to accommodate their unique needs. These include:

- Full-time behavioral health case managers
- Primary healthcare service
- Social enterprise business opportunities through The Other Side Village Social Enterprises
- Regular farmers market to provide residents with healthy, nutritious, and free vegetables harvested from the Village's main gardens
- Employment opportunities
- Supportive community services and activities

### **What will be the rules of the Village?**

Individuals living in The Other Side Village are required to follow three primary community covenants. Residents must:

1. Pay rent on time.
2. Abide by civil law.
3. Follow the rules of the community itself (similar to HOA or Homeowners Association for a neighborhood).

### **What was this site previously?**

Looking at the site, there is the historic landfill that was used from 1920 to 1962. This western portion on the site is the elevated portion on the parcel along the west side, adjacent to I-215. The landfill has been dormant for the last 60 years and has 5 feet of fill over the top of the landfill. We do not plan to build any housing or offices on the westside landfill portion of the parcel.

We have already done a number of environmental tests on the site and we continue to do additional testing until we are satisfied that this is a safe and healthy place.

The eastside of the parcel is largely native soil with some green waste at the southern and northern ends of the parcel. We plan to build the housing on the eastside of the parcel and avoid building on the western landfill portion.

To date, none of the test results has disqualified the eastern portion of the site from being considered as a viable site. We continue to do further testing as well as working closely with local and state regulatory agencies, including the Salt Lake City Office of Sustainability and the Utah State Department of Environmental Quality. As we do continued testing, if we find anything that makes the site not viable for humans that cannot be safely remediated, we will abandon this site and pursue other locations.

### **Are you concerned about crime in the Village? How will you police the community?**

One of our goals at The Other Side Village is to transform the way people view the stereotype of individuals who find themselves homeless. After years of serving and working with criminal addicts at The Other Side Academy as well as the homeless population in Salt Lake, we believe the stereotype of chronically homeless individuals as it relates to crime is actually wrong. Chronically homeless individuals are among the most vulnerable and most often are the victims of crime, as opposed to being the perpetrators of crime.

Every neighborhood in any city at any time is susceptible to some level of criminal activity. Neighborhoods can mitigate potential criminal activity through strong vigilance. The very essence of The Other Side Village is neighbor looking after neighbor. We will have a robust Neighborhood Watch Program and will work to resolve as many issues as possible within the community.

As a data point, crime statistics from the Salt Lake Police Department in the area surrounding The Other Side Academy shows a significant reduction in crime in the neighborhood after we moved in. It is also what has happened since Community First! Began building a village for formerly homeless individuals that will ultimately have over 1,500 tiny homes in it. The crime rate has dropped, neighbors are regular visitors to these campuses, and property values have been enhanced. We are confident that the same will happen with the establishment of the Village.

#### **4. Mailing List**

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STATE	OWN_ZIP
BAJR, LLC	3185 E DESERET DR		ST GEORGE	UT	84790
SALT LAKE CITY CORP	PO BOX 145460		SALT LAKE CITY	UT	84114
MIRAMICHI PROPERTIES, LLC	PO BOX 25906		SALT LAKE CITY	UT	84125
BENEFICIAL INTERNATIONAL INC	1780 W 500 S		SALT LAKE CITY	UT	84104
MIRAMICHI PROPERTIES, LLC	1852 W 500 S		SALT LAKE CITY	UT	84104
VERTICAL SPACE, LLC	169 W 400 N		SALT LAKE CITY	UT	84103
SHACKLETON'S ENDURANCE, LLC	2471 S 150 W		BOUNTIFUL	UT	84010
SALT LAKE CITY CORPORATION	1530 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
VERTICAL SPACE, LLC	1450 S 400 W		SALT LAKE CITY	UT	84115
ISSB, LLC	2082 W GARDNER LN		WEST JORDAN	UT	84088
M-13, LP LIMITED PARTNERSHIP	221 S 35TH AVE		PHOENIX	AZ	85009
ALVIE CARTER TRUST	1810 W INDIANA AVE		SALT LAKE CITY	UT	84104
TRUST NOT IDENTIFIED	1810 W INDIANA AVE		SALT LAKE CITY	UT	84104
MANTAS INVESTMENTS, LLC	3380 S 500 W		SOUTH SALT LAKE	UT	84115
C L W PROPERTIES, LLC	642 E EIGHTEENTH AVE		SALT LAKE CITY	UT	84103
JP GODWIN PROPERTIES IV, LLC	PO BOX 1147		DUNN	NC	28335
STEVEN M CLINGER; MARGARET K CLINGER (JT)	19839 N 85TH DR		PEORIA	AZ	85382
LIVAN, LLC	1036 W 1850 N		WEST BOUNTIFUL	UT	84087
BKR HOLDINGS, LLC	5845 CRESTRIDGE ROAD		BILLINGS	MT	59101
HILLCREST INVESTMENT COMPANY, LLC	5230 S 900 E		SALT LAKE CITY	UT	84117
Current Occupant	460 S ORANGE ST		Salt Lake City	UT	84104
Current Occupant	1990 W 500 S		Salt Lake City	UT	84104
Current Occupant	1850 W 500 S		Salt Lake City	UT	84104
Current Occupant	1784 W 500 S		Salt Lake City	UT	84104
Current Occupant	1853 W 400 S		Salt Lake City	UT	84104
Current Occupant	1965 W 500 S		Salt Lake City	UT	84104
Current Occupant	1855 W 500 S		Salt Lake City	UT	84104
Current Occupant	1965 W 500 S	#1	Salt Lake City	UT	84104
Current Occupant	1759 W 500 S		Salt Lake City	UT	84104
Current Occupant	1759 W 500 S	#NFF1	Salt Lake City	UT	84104
Current Occupant	622 S REDWOOD RD		Salt Lake City	UT	84104
Current Occupant	1875 W 500 S	#NFF1	Salt Lake City	UT	84104
Current Occupant	1875 W 500 S		Salt Lake City	UT	84104
Current Occupant	1835 W 500 S		Salt Lake City	UT	84104
Current Occupant	1837 W 500 S	#NFF1	Salt Lake City	UT	84104
Current Occupant	1805 W 500 S		Salt Lake City	UT	84104
Current Occupant	1775 W 500 S		Salt Lake City	UT	84104
Current Occupant	1815 W 500 S		Salt Lake City	UT	84104
Current Occupant	1811 W 500 S		Salt Lake City	UT	84104
Current Occupant	715 S DELONG ST		Salt Lake City	UT	84104
Current Occupant	719 S DELONG ST		Salt Lake City	UT	84104
Current Occupant	2105 W INDIANA CIR		Salt Lake City	UT	84104
Current Occupant	1850 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1818 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1816 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1804 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1808 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1806 W INDIANA AVE		Salt Lake City	UT	84104

Current Occupant	1802 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1802 W INDIANA AVE	WEST	Salt Lake City	UT	84104
Current Occupant	652 S REDWOOD RD		Salt Lake City	UT	84104
Current Occupant	1995 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1925 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1907 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	1795 W INDIANA AVE		Salt Lake City	UT	84104
Current Occupant	850 S REDWOOD RD		Salt Lake City	UT	84104
Current Occupant	1810 W REDWOOD DEPOT LN		Salt Lake City	UT	84104
Current Occupant	1830 W REDWOOD DEPOT LN		Salt Lake City	UT	84104
Salt Lake City Planning - David Gellner	PO BOX 145480		Salt Lake City	UT	84114

## **5. Written Comments Received after the Staff Report was Published**



**Gellner, David**

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**From:** Deborah Hunt <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 7:46 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) My comments in favor of Other Side Village

I would like to speak at the meeting in favor of the Other Side Village. I live in the neighborhood (Poplar Grove) and would welcome the Village here. After 22 years away from Salt Lake City, I moved back from Denver, Colorado. I was shocked and disheartened to see the number of unhoused residents in the parkways and side streets on the near West side. In my neighborhood, I see many camped by the Jordan Parkway.

I knew that Salt Lake City had received a "Housing First" grant a few years ago, as I had been involved with applying for a similar grant application in Denver. I really hoped that the housing situation in Salt Lake City had improved. I do appreciate the efforts of the city and the Mayor's office have made to reach out, educate the public, provide on site services, and work to provide shelter. Our city can and must do better.

The Other Side Village is an essential, effective, and dignified approach. A similar tiny home project has been highly successful in Denver and other cities. Let's show our creativity, compassion, and flexibility to make Salt Lake City a model for providing cutting edge services to our unsheltered neighbors.

Please adjust zoning to accommodate this project.

Respectfully,

Dr. Deborah Esquibel Hunt

Poplar Grove resident

**Gellner, David**

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**From:** christopher dunn <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 7:18 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The other side village

I ask that you not change the zoning of this property. As a resident in close proximity I feel like the use that is being proposed would create a decrease in property value and I would feel unsafe in my neighborhood.

**Gellner, David**

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**From:** Deborah Beninati [REDACTED] >  
**Sent:** Wednesday, October 27, 2021 7:20 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side Village

Dear Commissioners:

I am writing in support of zoning for The Other Side Village. The Other Side Village is an Integrated Community for people coming out of chronic homelessness. I have spent the past 18 months working directly with people facing homelessness in the Salt Lake City area. The Other Side Village offers the best possible solution to the overwhelming and complicated issues surrounding homelessness. This carefully planned community will provide access to social and medical services, including support for addiction recovery and employment opportunity. The ultimate goal of the community is to reach self-sufficiency to cover operational expenses generated through social and business enterprises. I urge to support the zoning of this unique opportunity to assist our fellow citizens experiencing homelessness.

Respectfully,  
Deborah Beninati

## Gellner, David

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**From:** central9thcc@gmail.com  
**Sent:** Tuesday, October 26, 2021 11:22 PM  
**To:** Gellner, David; Planning Public Comments; Faris, Dennis; Representative Angela Romero; Mano, Darin; Valdemoros, Ana  
**Cc:** Zoning; Lopez, Eva; Clark, Weston; [REDACTED]; [REDACTED]  
Central 9th 1; [REDACTED]; 'Jesse Hulse'; Ballpark; Senator Derek Kitchen; Cleveland, Ashley; 'Scott Howell'; [REDACTED]  
**Subject:** (EXTERNAL) Zoning Map Amendment Proposal (PLNPCM2021-00787)

FB-UN2 Zoning Concerns – Zoning Map Amendment – 1850 W Indiana Avenue & 1965 West 500 South

Zoning Map Amendment PLNPCM2021-00787

Though we are supportive of The Other Side Academy and their Other Side Village proposal, we urge caution with regards to rezoning to FB-UN2 (Form Based Urban Neighborhood District). FB-UN2 started as an experiment in what is now the Central 9th neighborhood of Salt Lake City, it dominates our zoning, and has proven to be flawed and unhealthy for the vibrant community we strive to achieve in Central 9th. As with any experiment at some point you must evaluate the results, fix problems, and address unintended consequences which become recognizable over time. Both our community and the city have recognized the problems created by FB-UN2 for several years but seem unable to motivate the Planning Division or Administration to take necessary actions and correct the flaws in this zoning. Below are some of our main concerns and fears we have for this rezone proposal. We want to be certain the neighbors and community surrounding this location are aware of what FB-UN2 may bring.

1. FB-UN2 offers very generous use by right, 4 or 5 stories depending on location, minimal setbacks from neighboring properties, no greenspace, no parking, no ground level engagement, nor aesthetic requirements, removing the community from most planning discussion or participation. It is wonderful zoning for developers or planning department staff trying to reduce workloads, it is horrible from a neighborhood perspective. At 950 South Washington Street a developer was able to remove 3 single family homes and is replacing them with 200 microunits, no parking, no ground level community engagement, no greenspace benefitting the neighborhood, or any other feature improving community quality of life. Because they are building by right, based on FB-UN2, the developer has not had to engage the community at all. Though Central 9th has reached out multiple times, we have been rebuffed by what this zoning allows. 200 microunits will forever alter the neighborhood, but we, the community, have no voice due to FB-UN2.

2. FB-UN2 discourages greenspace, and builders have found its flaws, constructing numerous poorly built multi story walk up units which already appear to be aging badly. Simply look at the microunits at 850 South West Temple to see what a 4th floor walkup with no elevators, parking, common space for residents, ground level engagement, or any greenspace can look like. What of the needs for accessible challenged individuals, let alone someone who would like to age in place or retire, FB-UN2 offers them no refuge. If this is the future of zoning for Salt Lake, we are all in trouble.

3. Another major concern with regards to FB-UN2 is the planning division's proposed Affordable Housing Overlay, which hardly touches much of the city but penalizes those of us already hosting density. The proposed overlay would allow up to 3 additional stories, meaning an 8-story building could be built by right in FB-UN2 zoned areas.

There are simple fixes to what ails FB-UN2. The zoning could be altered to say if a multi-unit housing project is proposed for more than 20 units it should be required to go through design review, green space and ground level engagement should be mandatory, rooftop greenspace encouraged, and FB-UN2 where it borders FB-UN1 should not allow

additional height under the proposed housing overlay. We do not ever want to see an 8-story building in FB-UN2 bordering a maximum 30' height home in FB-UN1 but that is what is being proposed.

We simply request Salt Lake City follow the Plan Salt Lake master plans as adopted by the city when it comes to zoning and its effects on our neighborhood and others where form-based zoning is proposed.

<http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown.pdf> (Central 9th begins on page 130 at this link)

With regards,

Paul Johnson

Chair, Central 9th Community Council

**Gellner, David**

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**From:** Adam Breen [REDACTED] >  
**Sent:** Friday, October 22, 2021 1:12 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) 10/27 - Other Side Village's rezoning

City Commissioners,

I am typing this email as positive support for the application and rezone of the Other Side Village.

As you are aware, our nation, our state, our city and our community continue to enlarge the gap between the upper class and the lower class due to economic pressures, growth and unforeseen disruption. Our forefathers vision of the American Dream is quickly becoming unreachable for many americans. The term "Attainable Housing" has slipped away and affordable housing (Government or deeds restricted) is becoming the only option for many individuals and families.

Years of government leadership have believed urban sprawl and low density would keep home ownership alive and give people a healthy and happy life. This perceived notion of suburbia did appear to fulfill its purpose for about 30 years however we are now seeing this concept as one of many contributing factors to the large separation between socioeconomic classes.

I have to praise Salt Lake City for your leadership and recognition in these issues. Salt Lake City currently is considering affordability and availability major issues and progressively acting by approving increased height, density, and growth through the city master plan and other individual application requests.

The Other Side Village is a conceptual project that addresses these similar issues from the so-called battle field. The Academy's vision of revitalizing individuals that have been priced out of society and have lost hope is a large step of re-inviting individuals to properly participate in our society. Giving these people a chance, whether it be a first or second or so on, will prove, with the right influence and help, that people are inherently good in nature and want to be a part of something larger.

The Other Side Village will give these people without a place in life a place they can call home and restart a life they are proud of.

I am not currently involved in this project or within the Other Side Academy with the exception of personally following this project due to my interest in the growth and positive changes in our community.

I look forward to seeing this project gain steam and conceptualize into an amazing Village!

Thank you for taking the time to read this and consider the positive impacts this project will make on our community and residents.

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***Breen Homes***

Adam Breen  
[REDACTED]

## Gellner, David

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**From:** [REDACTED]  
**Sent:** Monday, October 25, 2021 8:43 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side Village Rezoning

I support the rezoning request for The Other Side Village and full implementation of the program for these reasons:

- It serves a worthy social purpose, providing safe, secure shelter for fellow human beings who at least temporarily are unable to do so for themselves.
- The Other Side Academy (TOSA) has an excellent track record as a therapeutic community in helping troubled individuals become functioning, positive members of society., and has a clear, logical process for adapting its approach to the needs of homeless individuals.
- TOSA has shown itself to be a self sustaining contributor to Salt Lake City, through its business entities and civic involvement.
- TOSA's alumni, board, and supporters, represent tremendous intellectual, and economic resources, and include some of the finest business minds, social entrepreneurs, and philanthropists in the world.
- The Other Side Village will consist of "tiny homes", a highly affordable and innovative approach to creating safe, secure, and comfortable housing that minimizes negative environmental impacts, and is sustainable.
- I live in the Atlanta metro area and have worked as an urban planner and project director under Mayors Maynard Jackson, Shirley Franklin, and Kasim Reed, as well as The Martin Luther King Center, The, National Conference of Black Mayors, and the NAACP. Atlanta and every major American city can adapt The Other Side Village as a model to address our own growing and .seemingly intractable problems of homelessness and wasted human potential.

Respectfully Submitted,  
Arthur Cole

**Gellner, David**

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**From:** David Dixon <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 8:51 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) TOSV

The City owns the property so the rezone and uses are very much controlled by the City until the development agreement is achieved. We are working with the DEQ on the environmental questions.

Thanks,

Dave Dixon architect for the Village.

Sent from my iPhone



## Gellner, David

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**From:** [REDACTED]  
**Sent:** Thursday, October 21, 2021 12:55 PM  
**To:** Planning Public Comments  
**Subject:** FW: (EXTERNAL) The Other Side Village Proposal

-----Original Message-----

**From:** David Dixon [REDACTED]  
**Sent:** Thursday, October 21, 2021 12:22 PM  
**To:** Planning Public Comments <planning.comments@slcgov.com>  
**Cc:** Tim Stay [REDACTED]  
**Subject:** (EXTERNAL) The Other Side Village Proposal

Dear Planning Commissioners and staff,

As an owner/partner of an architectural firm here in Salt Lake City, I have had interactions with homeless people for years around our building at 833 South 200 East. For the most part, they are passive people with mental health issues that live on our streets. I have spoken with many of them and found them to suffer from a chronic loss of family and connection with others, coupled with substance abuse issues for many that are not addressed. As you know, homelessness is a complex problem with no easy solutions.

I became involved with the Other Side Academy a few years ago on some design options they were considering for their facilities downtown and they reached out to me a few months ago for design help on the proposed Other Side Village here in Salt Lake. I know of their tremendous success at TOSA dealing with former inmates and I believe that they can produce similar results with those selected to live in TOSV. As the managing architect for the Village design, I am serving without compensation and working with several architectural and land planning firms to master plan the Village and produce construction drawings. I agree that the Form Based Zoning is the proper designation for the Village in that it provides for the mixed uses contemplated and the housing types proposed. It promises to be a safe, inviting, community that will provide the services needed by the residents to improve their standard of living and address their underlying issues.

I have read about and visited other similar villages across the country and have observed their successes and drawbacks. I know that TOSV's approach will lead to similar successes and avoid the pitfalls of other Villages by becoming self-sustaining, supportive, and better managed with a higher level of design and greater community services. Knowing what I know about this population and the design and management proposed for the Indiana Avenue site, I want to let you know of my support for the project as a trendsetting solution for a significant segment of our homeless community.

I'm sure there will be those in surrounding communities that will be skeptical of what is being proposed with fears of increased crime rates, less safe neighborhoods, and a negative impact on property values. I have served as a planning commission chairman and a city council member in my hometown of Farmington. I know of the concerns of neighbors when changes or developments are proposed. I can say that in my visits to other Villages in Austin, Texas, and Kansas City, safety concerns were not observed there and TOSV will be even better managed. I would not hesitate to allow

TOSV to be constructed near my neighborhood and believe it to be one thing we can do right for the individuals selected to make it their permanent homes.

Thank you,  
Dave

David J. Dixon, AIA

Partner

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Gellner, David

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**From:** Deborah Hunt <[REDACTED]>  
**Sent:** Tuesday, October 19, 2021 5:25 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) Link for October 27 meeting

Hello,

I would like to speak at the meeting in favor of the Other Side Village. I live in the neighborhood (Poplar Grove) and would welcome the Village here. After 22 years away from Salt Lake City, I moved back from Denver, Colorado. I was shocked and disheartened to see the number of unhoused residents in the parkways and side streets on the near West side. In my neighborhood, I see many camped by the Jordan Parkway.

I knew that Salt Lake City had received a "Housing First" grant a few years ago, as I had been involved with applying for a similar grant application in Denver. I really hoped that the housing situation in Salt Lake City had improved. I do appreciate the efforts of the city and the Mayor's office have made to reach out, educate the public, provide on site services, and work to provide shelter. Our city can and must do better.

The Other Side Village is an essential, effective, and dignified approach. A similar tiny home project has been highly successful in Denver and other cities. Let's show our creativity, compassion, and flexibility to make Salt Lake City a model for providing cutting edge services to our unhoused neighbors.

Please adjust zoning to accommodate this project.

Dr. Deborah Esquibel Hunt

## Gellner, David

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**From:** Fraser Nelson [REDACTED] >  
**Sent:** Saturday, October 23, 2021 9:23 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) Support for the OtherSide Village

Dear members,

Please accept this letter of support for the Village rezoning request.

I have long been involved in homelessness services through my work as Director of Data and Innovation for Mayor Ben McAdams, while a Managing Director of the Sorenson Impact Center and while leading the Community Foundation of Utah and the Disability Law Center. As a long time resident of downtown and now the Ballpark neighborhood I have talked with my unhoused neighbors about their struggles and hopes for a place they can be safe and regain lives that feel lost. I have also been engaged with The Other Side Academy since its inception and just this week used their moving services.

All this is to say that I have great faith in their organization and truly hope that this innovative model can be brought to our community.

Thank you,

Fraser Nelson  
[REDACTED]  
Salt Lake City UT 84101  
[REDACTED]

[REDACTED]

[REDACTED]

**Gellner, David**

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**From:** Heidi Willis [REDACTED] >  
**Sent:** Thursday, October 21, 2021 10:45 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) Support for Rezoning for Other Side Village

As a long-term Utah resident interested in strengthening and improving our community, I'm writing to express my enthusiastic support of the rezoning request for the Other Side Village which will be discussed in the 5:30 meeting on Oct 27.

Thanks so much,  
Heidi Bennion Willis  
[REDACTED]

Sent from my iPhone

## Gellner, David

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**From:** Jordan Frandsen <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 7:54 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) PLNPCM2021-00787: Zoning Map Amendment Comments

I support the rezoning and development of the proposed locations on behalf of the Other Side Academy. The proposals, the outreach, and the presentations have convinced me that this will be a benefit both to my community (I live down the 9-Line from this project) and to the whole city and state.

I thank the commission again for hearing and approving my proposal (Alley Vacation) and support this proposal as well.

Jordan Frandsen, Property Owner

[REDACTED] Salt Lake City, UT 84104

**Gellner, David**

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**From:** Kathy Smith [REDACTED]  
**Sent:** Tuesday, October 26, 2021 2:16 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side Academy Village rezone request

Dear Commissioners,

I've had the privilege of visiting *The Other Side Academy* twice and would be honored to have such a community in my neighborhood. I urge you to visit TOSA if you haven't already and to approve the rezone request for the property that the city already owns. This is a proven program for dramatically reducing recidivism and creating a social fabric for those who have suffered chronic homelessness or incarceration. I worked for the State of Utah when the state's 10-year plan for ending chronic homelessness was launched in the early 2000's. I was the director of the Commission on Volunteers. I can see opportunities for service that would be life-changing at TOSA; I've experienced it myself.

I have also served as a planning commissioner and as a city council woman in northern Utah and thank you for your diligent and sometimes thankless service.

Truly,

Kathy Smith  
[REDACTED]

**Gellner, David**

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**From:** Laurie Hopkins <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 3:29 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) 10/28 Planning Commission Meeting - The Other Side Village

Dear Planning Commission,

I am unable to attend the Public Hearing portion of the meeting, so am taking the opportunity to provide a general comment regarding the development of the tiny home village by The Other Side Academy. I understand there is an environmental evaluation being conducted at the proposed site and likely other issues that need to be and should be addressed for the project to be appropriately moved forward and viable. That said, I am in support of a projects that will add deeply affordable housing to the community, and that will specifically serve individuals that are experiencing homelessness find accessible and stable housing. Thank you for your time.

Sincerely,

**Laurie G. Hopkins**  
Executive Director | Shelter the Homeless





## Gellner, David

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**From:** Leslie Montgomery <[REDACTED]>  
**Sent:** Tuesday, October 26, 2021 10:49 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side Village

Hello,

I write to share my support of the proposed Other Side Village project. As a mortgage professional for the past 35 years, I have seen homelessness grow beyond the “hobos” I saw on the streets of Seattle growing up. Over the last several years, Seattle has faced significant housing issues with unwanted tent camps and lack of understanding or social services to address the issues facing the city. A solution like The Other Side Village is an innovative and empowering answer to our challenges. There are individuals with mental challenges whether born with disabilities or locked in the grip of the addiction disease. The village will offer a community of support where the residents help one another and help the community sustain itself.

As a founding board member for HomeAid Utah, I have learned the devastation that homelessness puts on families which is well beyond the myth of who we typically see on the streets. I am proud to be part of this organization helping the homeless population service providers with their facilities and projects. We have become a viable organization for good in the Salt Lake valley. We listened to a presentation earlier this year about The Other Side Village and unanimously agreed that it is a spectacular opportunity to make sustainable change within our community.

I am also the President of Soroptimist International of Ogden, the largest and oldest women’s rights organization in the world. We celebrated our 100 -year anniversary on 10/3/2021. The pandemic has affected women in an extremely negative way, setting our progress back 30 years (my adult life) which is incredibly discouraging. Housing is one of these areas affected. If a woman must take care of the children and is the sole provider, she is in a no-win situation when it comes to her ability to provide housing. These are real issues in our community which need to be solved. We, as human beings, must help care for those who cannot care for themselves.

With gratitude,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

— CLICK HERE —  
**APPLY NOW**

[REDACTED] !

## Gellner, David

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**From:** Ronda Landa <[REDACTED]>  
**Sent:** Tuesday, October 26, 2021 4:27 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side

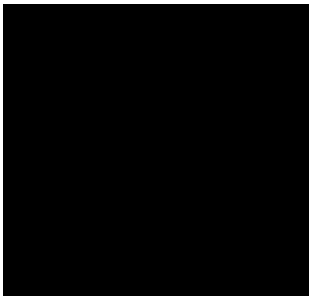
Hi

I wanted to reach out to comment on my support of the rezoning for The Other Side Village. As a downtown employee and as an individual that utilizes the vendors of downtown, I see this as a separate user within the city. Any city growing like our city is, what is critical is 'smart' planning. Bringing the community together that would live within this community is 'smart' planning. We need to plan for all types of housing within our city limits. Thank you.

Regards, Ronda

**UNTIL FURTHER NOTICE, please do not overnight or deliver any documents to our office. If original documents need to be delivered to First American, please advise and an alternate address will be provided. We appreciate your**

[REDACTED]



Member  
of Active

[REDACTED]



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If you have received this message by mistake, please immediately notify us by replying to the message and delete the

**Gellner, David**

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**From:** Scott Sloan [REDACTED]  
**Sent:** Wednesday, October 27, 2021 11:17 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side Village--request to approve rezoning

Dear Planning Commission,

I'm writing in support of the other side village, which has the potential to provide life-changing housing for many. I understand that in order to move forward on this project the Council needs to approve a zoning change, which I fully support. Please join in supporting this change so that the work can continue.

Sincerely,

Scott Sloan  
CEO  
BaseCamp Franchising, LLC

**Gellner, David**

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**From:** Soren Simonsen [REDACTED] >  
**Sent:** Wednesday, October 27, 2021 8:27 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) Comments regarding The Other Side Village

I have provided oral comments in support of The Other Side Village. I wish to also provide some written comments that don't apply so much to The Other Side Village as to the community more broadly.

Currently, almost the entirety of Redwood Road is zoned Commercial Corridor (CC). This corridor could be a wonderful gathering place for the community of residents and businesses, and that vision is clearly articulated in the West Salt Lake Master Plan, but it will not happen under the current CC zone.

I urge the Planning Commission to not only rezone the parcels for The Other Side Village, but to consider applying the FB-UN-2 or another appropriate form based zone to all of the currently CC zoned properties and make meaningful transformation of this corridor to benefit the entire west side of Salt Lake City.

Thank you -

Søren Simonsen | [REDACTED]  
[REDACTED]

## Gellner, David

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**From:** Susan Klinker [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:05 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) in support of The Other Side Village rezoning request

Dear Planning Commission Members,

I am writing in support of the Other Side Village's request for rezoning.

I've been following the development of this project since it was first announced and have been very impressed with the project's leadership. The Other Side team has unique experience, and an amazing track record of helping people turn their lives around, one relationship at a time. They really care, and have quickly organized the resources and professional support to make an ambitious project like this happen. I believe they have the passion and skill at all levels, to create a caring & engaged community developed in partnership with the City.

I am proud to live in a City that is leading the way in developing workable solutions to the problem of homelessness. "Be it ever so humble, there's no place like home."

Thanks for your support of this important project,  
Susan Klinker

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[REDACTED]

## Gellner, David

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**From:** Anne Charles <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 6:26 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) 1850 W Indiana Ave & 1965 W 500 S Comment

Hello,

Please read this within your public comment hearing. I am opposed to the amendment to this rezone.

Firstly, I do not support this organization and their practices. I am Anne Charles, a clinical director at a substance use treatment center that works with previously incarcerated folks to prevent relapse and recidivism. I do not believe in the lack of resources provided by the Other Side academy, specifically in regards to the physical and mental health of their students. They do not have doctors or mental health clinicians provided for clients. If we are to create a supportive housing community I want to know that those living there will genuinely have support.

Secondly, I do not believe the land itself should be used. This is said to be a space of those who are chronically homeless and part of the parcel is a former landfill. This is not only insulting, but also unsafe. A 2017 Department of Environmental Quality study found elevated levels of metals like, lead, mercury, copper, and nickel. There has been no further study since because there was no population or residences on the land and deemed unnecessary.

The otherside village has said they are "very aggressive in their environmental testing." This proves to be untrue because we have seen the studies and know further testing should be done. I do not see the results of environmental testing in this proposal and would need to see this before feeling comfortable having folks live there.

The argument I heard when these views have been expressed is "that only part of the parcel includes the formerlandfull and that part of the land will be developed with gardens and green space." People will still be in these gardens and green space and presumably consume the food and be exposed to the soils of this space. This is not an adequate solution and shows the lack of investment in ensuring the safety of those who have few options.

Please ensure the safety of out community.

Thank you,

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**Anne Charles**  
Clinical Director, LCSW  
Odyssey House of Utah, Meadowbrook  
[REDACTED]



**Gellner, David**

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**From:** Carter McDaniels <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 11:45 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) Approve the Otherside Village

David,

Hopefully this email finds you well. My name is Carter McDaniels. I am an entrepreneurship and strategy major at the University of Utah. The Otherside village should be approved and the development of this village will be of paramount importance when it comes to combating Salt Lake's ongoing homeless crisis. Something needs to be done to combat the current state of Utah's Homeless epidemic and while providing a solution to this issue is a daunting task to say the least, there is no better organization better suited to take on this challenge than the Otherside Academy.

Best,

Carter McDaniels

**Gellner, David**

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**From:** Courtney Giles <[REDACTED]>  
**Sent:** Thursday, October 21, 2021 10:15 AM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side Village Support

To Whom it May Concern,  
Planning Commission

I am writing this letter in support of The Other Side Village. I have actively worked with the homeless population in Salt Lake City for going on 15 years now. The issue has become unprecedented when it comes to safe, reliable and long-term solutions for this demographic. The Other Side Village will offer a place of Community, family, solace, self sufficiency and above all a place to call home. The city has gone about affordable housing and options for our unsheltered community in some of the worst ways possible. We need a solid solution to address the real need for housing for the chronically homeless members of our community. It is vital and for some at this point life or death. Please consider this plea from a person who spends countless hours weekly with these people. Knowing that this project is underway is the only relief of helplessness I have felt in some time for our unsheltered family! I and many others support The Other Side Village.

Thank you kindly,

Be blessed

Courtney Giles



**Gellner, David**

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**From:** Turner Bitton <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 3:26 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) The Other Side Village Support

Hello,

I am a resident of Glendale and serve as the Chair of the Glendale Community Council. I'm writing today in my personal capacity to express my support for locating The Other Side Village in my neighborhood. Glendale has long been a gateway to welcoming for many people. I bought my home in Glendale because it was affordable and rich in heritage. I love this neighborhood and believe The Other Side Village is a way to invest in Glendale's legacy.

Glendale is home to the International Peace Gardens and the Jordan River Peace Labyrinth, both of which are symbols of Glendale's status as a gateway of welcoming. The Other Side Village will bring many needed amenities and development to an area of the neighborhood that is disconnected from the neighborhood. The increased transit resources that the village is working to secure along Indiana Avenue would benefit residents and bring new east-west connections across the neighborhood.

As I've spoken with my neighbors, I've learned that the vast majority of my neighbors support this innovative project. The addition of new residents seeking another chance is exciting and should be supported by the planning commission.

Thanks,  
Turner C. Bitton  
[REDACTED]

**Gellner, David**

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**From:** Richard Stowell <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 7:26 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) Comment on Rezoning application

Though there is currently no development plan associated with this rezoning application, it is plain that the applicant has plans for a homeless village.

This is troubling. The westside is becoming the part of the city where leaders can put their problems.

It's a dangerous trend. If such a large proportion of the county's homeless population is coming into our neighborhood for services, whether or not they get them, it will result in families moving out. Businesses not moving in. It runs the risk of becoming a vicious cycle.

Don't let the state and county manipulate you into thinking our neighborhood is the only viable option for projects like this.

RDA designations should come into play. According to the city website, the Redevelopment Agency is supposed to promote revenue-generating activity: "Our RDA encourages new development that will create jobs and generate tax revenue for the community to help revitalize the City."

This project would be at the lowest end of the revenue generation scale, and is much more likely to draw city revenue.

This commission should only vote to rezone the property in extraordinary circumstances. Such circumstances should be limited to development that would clearly and unambiguously revitalize the west side. The applicant simply does not meet that threshold.

Thank you.

**Gellner, David**

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**From:** Deborah Williams <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 7:12 PM  
**To:** Planning Public Comments  
**Subject:** (EXTERNAL) Rezoning property on Indiana Ave for the tiny village

I have lived on Indiana Ave just a couple of blocks from the proposed site for over 30 years. I have grand children that visit frequently. Please do not allow this. I want to be able to feel safe in my own home. Thank you for your consideration

Sent from my iPhone