




CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Dec 21, 2022 10:48 MST)

Lisa Shaffer, Chief Administrative Officer

Date Received: 12/21/2022

Date sent to Council: 12/21/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: December 20, 2022

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



SUBJECT: Zoning Map Amendment at approximately 130 N 2100 W, Petition
PLNPCM2022-00833

STAFF CONTACT: Krissy Gilmore, Senior Planner, Kristina.Gilmore@slcgov.com, 801-535-7780

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 130 N 2100 W from the Airport Flight Path Protection Overlay District Influence Zone B, described under City Code 21A.34.040.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION:

The proposal includes a zoning map amendment to remove the property located at 130 N 2100 W from the Airport Flight Path Protection Influence Zone B, described under City Code 21A.34.040. Specifically, the applicant states that “the project will utilize, retrofit, remodel, and expand the existing hotel building to become a 94-unit, single-room occupancy residential facility for individuals transitioning out of homelessness. In addition to the 94 SRO units, the remodeled facility will provide community amenities (clubhouse, kitchen, laundry facilities, community room, lounge, community gardens, etc.), case management offices, and administration spaces for operational support.” For specific information regarding the proposal, please refer to the Planning Commission Staff Report.

The current hotel/motel use is permitted in the TSA-MUEC-C zoning district and within the Airport Influence Zone B. The goal for the applicant is to be able to accept housing vouchers for permanent supportive housing for those people transitioning out of homelessness. A hotel is not eligible to accept vouchers and the land use must be considered multi-family housing, which is a permitted use in the TSA-MUEC-C zoning district. It would also allow the applicant to offer supportive services that benefit the residents of the facility, which are also permitted uses in the TSA zoning district. While most residential uses are prohibited in Zone B, other similar uses with sound attenuation requirements are allowed, such as rest homes. With the recommended condition of approval to ensure sound attenuation requirements are still in place, the impact should be similar to that of other permitted uses.

For specific information regarding the proposal, please refer to the Planning Commission Staff Report. Please note that the Staff Report discusses transitional housing for those experiencing homelessness. During the public hearing with the Planning Commission the applicant clarified that the intended use is for permanent supportive housing, with a focus on providing housing for those 55 and older who are transitioning out of homelessness.

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. 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 September 21, 2022.
- An online open house was held on the proposal from September 26th to November 30th.
- No public comments were received.

Planning Commission (PC) Records

[PC Agenda for November 16, 2022 \(Click to Access\)](#)

[PC Minutes of November 16, 2022 \(Click to Access\)](#)

[PC Staff Report for November 16, 2022 \(Click to Access Staff Report\)](#)

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 130 N 2100 W to remove the AFPP Airport Flight Path Protection Overlay District Influence Zone B))

An ordinance amending the zoning map pertaining to parcels located at approximately 130 N 2100 W to amend the zoning map to remove the AFPP Airport Flight Path Protection Overlay District Influence Zone B pursuant to Petition No. PLNPCM2022-00833.

WHEREAS, ASSIST Inc., on behalf of the owner of the parcel that is the subject of this ordinance, submitted an application to remove the AFPP Airport Flight Path Protection Overlay District Influence Zone B from the subject parcel pursuant to Petition No. PLNPCM2022-00833;

WHEREAS, at its November 16, 2022 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, after a public hearing on this matter the City Council 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 130 N 2100 W (Parcel ID 08-33-426-026-0000), and as more particularly described on Exhibit “A” attached hereto, shall be and hereby is rezoned to remove the AFPP Airport Flight Path Protection Overlay District Influence Zone B 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 B 130 N 2100 W

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: December 2, 2022

By: Katherine D. Pasker
Katherine D. Pasker, *Senior City Attorney*

Exhibit “A”

Legal Description of the
Parcel to be rezoned to remove the AFPP Zone B

Parcel No. 08-33-426-026-0000

Beginning at a point on the East Boundary of 2100 West Street (a 44 foot wide Road) which point is North 89°58'30" East 1,959.03 feet along the Section Line and North 0°00'35" West 804.00 feet to an existing plug in the top of the curb at the intersection of the North Line of North Temple Street and the East Line of 2100 West Street and North 0°00'35" West 89.88 feet along said East Boundary of 2100 West Street from the South Quarter Corner of Section 33, Township 1 North, Range 1 West, Salt Lake Base & Meridian which point is also North 89°58'38" East 676.32 feet along the Monument Line of North Temple Street and North 0°00'35" West 155.28 feet from an existing monument at the intersection of North Temple and 2200 West Street and running thence North 0°00'35" West 331.12 feet along said East Boundary of said 2100 West Street; thence North 89°59'25" East 343.34 feet; thence South 0°00'35" East 145.55 feet; thence along the boundary of the Questar Gas Company Property in the following two courses: (i) South 89°54'56" West 50.00 feet, (ii) South 0°07'27" West 144.25 feet; thence West 119.25 feet; thence South 41.30 feet; thence West 173.75 feet to the point of beginning.

1) CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2022-00833

August 22, 2022	Application for a Zoning Map Amendment.
September 9, 2022	Petition PLNPCM2022-00833 was assigned to Krissy Gilmore, Senior Planner, for staff analysis and processing.
September 21, 2022	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 26, 2022	The proposal was posted for an online open house through November 30, 2021.
November 4, 2022	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.
November 10, 2022	Planning Commission Staff Report posted.
November 16, 2022	Planning Commission held a public hearing and made a positive recommendation to the City Council to approve the proposed map amendment.
November 21, 2022	Ordinance request sent to Attorney's Office
December 2, 2022	Signed ordinance received from Attorney's Office

2) NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNPCM2022-00833** Zoning Map Amendment for the property at 130 N 2100 W. ASSIST Inc., representing the property owner, Friends of Switchpoint, has requested a Zoning Map Amendment to remove the property at the above-stated address from the Airport Flight Path Protection Influence Zone B, described under City Code 21A.34.040. The property is currently occupied by a hotel building and associated parking. The desired result is to allow the building to operate as transitional multifamily housing.

On November 16, 2022, the Planning Commission held a public hearing and voted to recommend approval of the zoning map amendment by the City Council.

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

DATE: TBD

TIME: 7:00 PM

**PLACE: Electronic and in-person options.
451 South State Street, Room 326, Salt Lake City, Utah**

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.slc.gov/council/virtual-meetings. 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 801-535-7780 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

The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number PLNPCM2022-00833

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 weeks 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



Zoning Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

130 North 2100 West, Salt Lake City, UT 84116

Name of Applicant:

ASSIST Inc.

Phone:

Address of Applicant:

218 East 500 South, Salt Lake City, UT 84111

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☒ Architect

☐ Other:

Name of Property Owner (if different from applicant):

Friends of Switchpoint, Inc

E-mail of Property Owner:

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 zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,142** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,142**, plus additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent:

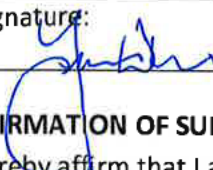
Date:

8/17/22

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.


APPLICANT SIGNATURE

Name of Applicant: ASSIST Inc.	Application Type: Zoning Amendment	
Mailing Address: 218 East 500 South, Salt Lake City, UT 84111		
Email: info@assistutah.org	Phone: 801-355-7085	Fax:
Signature: 	Date: 08.17.2022	

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE

Name of Owner: Friends of Switchpoint, Inc	Street Address:
Mailing Address: 218 East 500 South, Salt Lake City, UT 84111	
Signature: 	Date: 8/17/22

Legal Description of Subject Property:

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.



August 22, 2022

Salt Lake City Corporation
451 South State Street
Salt Lake City, UT 84111

To Whom It May Concern:

Switchpoint Community Resource Center is proposing to redevelop an existing hotel building to provide affordable housing units on a property parcel located at 130 North 2100 West in Salt Lake City. Specifically, the project will utilize, retrofit, remodel, and expand the existing hotel building to become a 94-unit, single-room occupancy residential facility for individuals transitioning out of homelessness. In addition to the 94 SRO units, the remodeled facility will provide community amenities (clubhouse, kitchen, laundry facilities, community room, lounge, community gardens, etc.), case management offices, and administration spaces for operational support.

The indicated property is currently zoned as a Transit Station Area-Mixed Use Employment Center zone (TSA-MUEC). In addition, the property is included in the Airport Influence Zone B within the AFPP Airport Flight Path Protection Overlay District. As allowed by current zoning, the property is currently being used as an extended stay hotel. However, the Airport Overlay District designation unnecessarily prohibits the property from being used as a multi-family residential building and therefore limits the possibility of an affordable housing project as described above. The designation also directly conflicts with the desired outcomes for the underlying TSA-MUEC zone.

The property owner, Switchpoint Community Resource Center, believes the property will better serve the community as a deeply affordable housing project rather than its current use as a hotel. The following are reasons why the subject property should be excluded from the AFPP Airport Flight Path Protection Overlay District:

1. The AFPP Airport Flight Path Protection Overlay District requirements directly conflict with the desired outcomes for the underlying TSA-MUEC zone by discouraging residential uses as part of any development.
2. The subject property is located on the eastern-most boundary of the airport overlay district and sees minimal impact from airport operations. Flight paths do not cross the property and therefore aircraft noise exposure is minimal on the property.
3. The property is adjacent to a variety of newly developed multi-family residential projects along North Temple and a new residential project would bolster the emerging neighborhood.
4. The property is also within a 1000 ft radius from that UTA Trax stop, giving residents of the proposed facility excellent access to employment and other services around the greater Salt Lake City area.

For this property to be used as a residential building and serve as a better resource to the community, the zoning map will need to be modified to exclude the property from the AFPP Airport Flight Path Protection Overlay District. Because the property is located along the eastern boundary of the overlay district, the eastern boundary can be adjusted to exclude the subject property without disrupting the

rest of the Overlay District. This Airport Overlay District boundary adjustment would allow the subject property to better fulfill the purpose of the underlying TSA-MUEC zone and therefore better serving the Salt Lake City community.

Please don't hesitate to reach out if you have any additional questions.

Sincerely,



Jason Wheeler, AIA
Executive Director
801.355.7085

Property Details

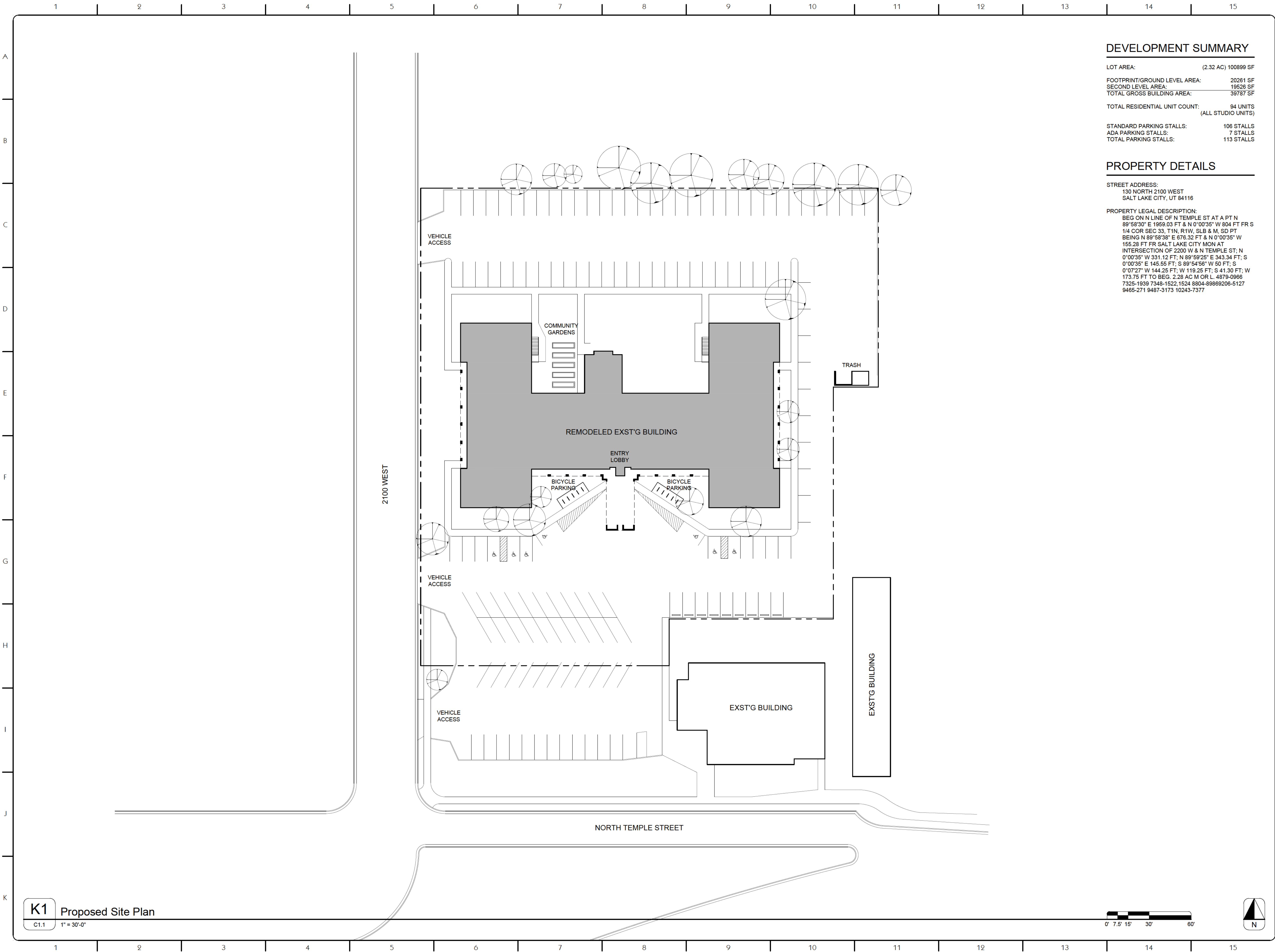
Parcel Number:
08-33-426-026-0000

Street Address:
130 North 2100 West, Salt Lake City, UT 84116

Property Legal Description:
Beg on N line of N Temple St at a pt N 89°58'30" E 1959.03 Ft & N 0°00'35" W 804 Ft Fr S 1/4 Cor Sec 33, T1n, R1w, S1b & M, Sd Pt Being N 89°58'38" E 676.32 Ft & N 0°00'35" W 155.28 Ft Fr Salt Lake City Mon At Intersection Of 2200 W & N Temple St; N 0°00'35" W 331.12 Ft; N 89°59'25" E 343.34 Ft; S 0°00'35" E 145.55 Ft; S 89°54'56" W 50 Ft; S 0°07'27" W 144.25 Ft; W 119.25 Ft; S 41.30 Ft; W 173.75 Ft To Beg.

Current Zoning Designation:
Transit Station Area- Mixed Use Employment Center
AFPP Airport Flight Path Protection Overlay District (Airport Influence Zone B)

Proposed Zoning Amendment:
Adjust zoning map so subject property is excluded from the AFPP Airport Flight Path Protection Overlay District (Airport Influence Zone B)



DEVELOPMENT SUMMARY

LOT AREA:	(2.32 AC) 100899 SF
FOOTPRINT/GROUND LEVEL AREA:	20261 SF
SECOND LEVEL AREA:	19526 SF
TOTAL GROSS BUILDING AREA:	39787 SF
TOTAL RESIDENTIAL UNIT COUNT:	94 UNITS (ALL STUDIO UNITS)
STANDARD PARKING STALLS:	106 STALLS
ADA PARKING STALLS:	7 STALLS
TOTAL PARKING STALLS:	113 STALLS

PROPERTY DETAILS

STREET ADDRESS:
130 NORTH 2100 WEST
SALT LAKE CITY, UT 84116

PROPERTY LEGAL DESCRIPTION:
BEG ON N LINE OF N TEMPLE ST AT A PT N
89°58'30" E 1959.03 FT & N 0°00'35" W 804 FT FR S
1/4 COR SEC 33, T1N, R1W, SLB & M, SD PT
BEING N 89°58'38" E 676.32 FT & N 0°00'35" W
155.28 FT FR SALT LAKE CITY MON AT
INTERSECTION OF 2200 W & N TEMPLE ST; N
0°00'35" W 331.12 FT; N 89°59'25" E 343.34 FT; S
0°00'35" E 145.55 FT; S 89°54'56" W 50 FT; S
0°07'27" W 144.25 FT; W 119.25 FT; S 41.30 FT; W
173.75 FT TO BEG. 2.28 AC M OR L. 4879-0966
7325-1939 7348-1522, 1524 8804-89869206-5127
9465-271 9487-3173 10243-7377

The Point
Fairpark

SWITCHPOINT COMMUNITY
RESOURCE CENTER
948 NORTH 1300 WEST
ST GEORGE, UT 84770

assist
COMMUNITY DESIGN CENTER

Tel: 801.355.7085 | TTY: 711
218 East 500 South | Salt Lake City, UT 84111 | www.assistutah.org

NOT FOR
CONSTRUCTION

RevisionDate

Project No: 22003
Date: 08.18.2022
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ASSIST Community Design Center

Site Plan

C1.1