

# ***The Other Side Village – Planned Development***

## ***Planning Petition Information for PLNPCM2023-00161***

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**Petition Number:** [PLNPCM2023-00161](#) - Planned Development for the The Other Side Village

**Application Type:** Planned Development

**Location:** Approx. [1850 W Indiana Ave.](#)

**Zoning District:** [FB-UN2](#) (Form Based Urban Neighborhood) Zoning District

**Overlay District:** [Airport Flight Path Protection](#)

**Recognized Organization District:** [Poplar Grove Community Council](#) and the [Glendale Neighborhood Council](#)



*Aerial image of the project site*

### **What is the request?**

Tim Stay, representing of The Other Side Village, LLC, has submitted an application to the City for Planned Development approval to construct a walkable urban neighborhood of mixed uses to be known as “The Other Side Village” (TOSV). The project site is located at approximately 1850 W Indiana Ave. in the FB-UN2 (Form Based Urban Neighborhood) Zoning District. The proposed uses include permanent supportive housing for individuals experiencing homelessness as well as services and resources including on-site healthcare, medical services, and community gathering spaces for members of the TOSV community.

## Background

The vision of The Other Side Village is to provide a self-reliant, master-planned neighborhood that will provide affordable, permanent, and quality housing, access to social and medical services, and a robust and supportive community for men and women coming out of chronic homelessness. The intent is to provide, not just housing, but connection and growth, for affected individuals.

The proposed uses included in the project are described below:

**Housing:** The Village will contain at least 60 tiny home units that will be available for permanent housing. These units will be configured in a variety of forms, including a stand-alone single unit, duplexes, triplexes, and fourplexes. Each unit will house 1-2 individuals. In addition, up to 25 additional units will be constructed and used as short-term rental units.

**Services and Resources:** The Village will also have a variety of uses through the village to serve TOSV residents. The proposal includes a neighborhood center to be used as a club-house style gathering place with laundry and food preparation facilities. Along Indiana Avenue, a building containing retail space and on-site food production will provide employment opportunities for residents of the village. A medical, dental, and mental health clinic will also be on-site to provide supportive services to residents, as well as a bodega-style grocery store. Other supplementary uses will include administrative offices, classrooms, and multi-purpose areas to be used for meetings, exercise space, and other community events.

The Other Side village (TOSV) pilot project will occupy approximately 8-acres in the southeastern corner of the site. To accommodate the proposed development, the City Council approved a rezone of the development site on October 18, 2022 that changed the zoning designation of the site from PL (Public Lands) to FB-UN2 (Form Based Urban Neighborhood) Zoning District. The pilot project will provide housing and supportive services for those experiencing homelessness and struggling with substance abuse, mental illness, and/or physical disability. This innovative project is a step toward creating more affordable housing choices and options for residents to thrive.

To be eligible to live at The Other Side Village, an individual must have experienced chronic homelessness and it is expected many of the residents will have at least one disabling condition. All potential residents will undergo a qualification process prior to being permitted to live at the village.



*Preliminary Site Plan*

## Environmental Concerns

The project site is a historical municipal landfill that accepted waste from 1923 to 1962. In the late 1970s, the existing landfill was bisected by the construction of I-215, creating a West Pile and an East Pile. Since then, Salt Lake City has used portions of the East Pile and surrounding land for processing green waste.

The applicant is seeking approval to develop The Other Side Village (TOSV) pilot project within an approximately 8-acre area in the southeastern corner of the site. This area has been the least impacted by past landfill activities. To ensure this area will be safe for future residents and visitors, the applicant has been working closely with the Salt Lake City Sustainability Department and the Utah Department of Environmental Quality (UDEQ) to investigate the project area and develop a remediation plan that will make the area safe for residential use. Occupation of the site will only be allowed once remediation has been deemed complete by UDEQ. Additional information about this ongoing process can be found on the SLC Sustainability website.

## Planned Development

A Planned Development is required for projects requesting modifications to specified zoning regulations and is reviewed by the Planning Commission through a special process. The process is regulated by City Code section [21A.55 Planned Developments](#) and is intended to allow for flexible application of zoning standards provided certain objectives are met. A Planned Development is not intended to be a means of simply obtaining variances from zoning regulations and should result in a more enhanced product than would be achievable through the strict application of land use regulations by:

- Implementing the City's vision for future growth
- Encouraging the efficient use of land and resources
- Promoting greater efficiency in public utility services
- Encouraging innovative planning and development: and
- Reinforcing the character of the surrounding neighborhood

There are specific objectives that the City seeks to achieve through the Planned Development process. These objectives are listed in City Code section [21A.55 Planned Developments](#), and include criteria for Open Space and Natural Lands, Historic Preservation, Housing, Mobility, Sustainability, and Master Plan Implementation. The applicant must demonstrate through the application process that the proposal meets one or more of these objectives with supporting evidence.

The ordinance language states specific standards the Planning Commission must use when reviewing a Planned Development proposal. The Planning Commission has the authority to approve, approve with conditions, or deny the proposal. To approve the application, the Planning Commission must find that the proposal:

- Meets the purpose statement for Planned Developments and at least one of the listed City objectives
- Is generally consistent with City master plans
- Is compatible with the surrounding neighborhood
- Preserves and provides appropriate landscaping
- Promotes City mobility goals
- Preserves natural and built features that significantly contribute to the character of the subject area
- Does not have a detrimental effect on utility services



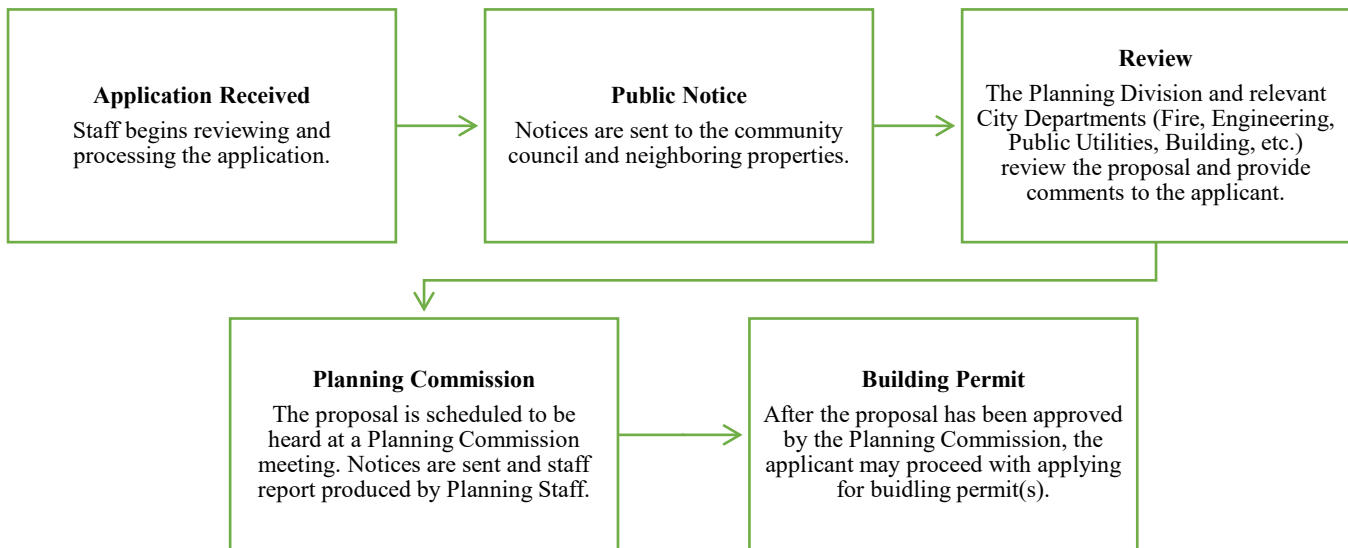
Because of the uniqueness of the proposal, several modifications to the FB-UN-2 zone are needed including but not limited to the following:

- ❖ Multiple buildings on a parcel that do not have street frontage
- ❖ Exceeding the maximum front yard setback of 10 FT
- ❖ Building entries that do not face a public street or walkway

The plans provided may be revised as necessary to comply with requirements from other City Departments, such as Fire, Transportation, Building, and Engineering, and additional modifications may be identified.

## Process & Next Steps

A breakdown of the Planned Development application process is below:



### *Application Received*

On February 28<sup>th</sup>, 2023, the applicant submitted a Planned Development application to the Planning Division for review. A Staff Planner was assigned and started reviewing the application.

### *Public Notice*

City Code requires a special process called early engagement for specified applications. This process requires noticing to the local community council(s) and neighboring properties. The community council(s) then have a 45-day review period during which a decision can't be made on the proposal. Notice of this application was sent to the Chairs of the Poplar Grove Community Council and the Glendale Neighborhood Council on March 2<sup>nd</sup> 2023. The 45-day early engagement period will end on April 16<sup>th</sup>, 2023. Once the early engagement period has lapsed, a decision can be made on the proposal by the Planning Commission.

The Councils may choose to schedule the project for discussion at an upcoming meeting. Please contact the respective organization Chair for information on future involvement at their meetings. The contacts for each organization are:

- Esther Stowell, Chair, Poplar Grove Community Council - [poplargrovecouncil@gmail.com](mailto:poplargrovecouncil@gmail.com) or [info@poplargroveslc.org](mailto:info@poplargroveslc.org)
- Turner Bitton – Chair, Glendale Community Council - [chair@glendaleutah.org](mailto:chair@glendaleutah.org)

Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal.

### *Review*

During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission. The application will also be reviewed by relevant City Departments (Fire, Fire, Engineering, Public Utilities, Building, etc.), and comments will be provided to the applicant. These comments may require modifications to the submitted plans and further review prior to scheduling the proposal to be heard at a Planning Commission meeting.

All updated plans submitted by the applicant will be available online at <https://citizenportal.slcgov.com/Citizen/Welcome.aspx> by clicking under “Planning” and typing in the petition number PLNPCM2023-00161.

### *Planning Commission*

The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the proposal. The Planning Commission has the authority to approve, approve with conditions, or deny the application. Prior to the scheduled meeting, notices will be sent to nearby property owners and a sign will be placed at the property to publicize the meeting date and provide information on how members of the community can participate.

### *Building Permit*

After the proposal has been reviewed and approved by the Planning Commission, the applicant may proceed with any other necessary approvals and applying for building permit(s) for the site.

### **What is the role of the Planning Staff in this process?**

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

### **Where can I get additional information?**

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

## **Public comments and questions**

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail.

**Project Planner:** Rylee Hall, Principal Planner

**Email:** [rylee.hall@slcgov.com](mailto:rylee.hall@slcgov.com)

**Phone Number:** 801-535-6308