

# The Other Side Academy

## Conditional Use Review



### Frequently Asked Questions

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#### What is the project?

Tim Stay, representing The Other Side Academy, have initiated a Conditional Use petition to operate a large group home on the property located at 661 E 100 S. The project is an expansion of The Other Side Academy's campus and would accommodate administrative, educational and residential functions.

As part of the group home use, the applicant is proposing offices, kitchen and dining room, recreational rooms, as well as sleeping rooms for 164 individuals within the existing building footprint. No changes are being proposed to the exterior of the building.

#### What is a group home?

A group home is a residential treatment facility licensed by the State of Utah that provides a 24 hour group living environment, room or board, and specialized treatment to unrelated individuals.

#### How many individuals can occupy this group home?

A large group home is occupied by at least 7 individuals. The Zoning Ordinance does not establish a maximum occupancy.

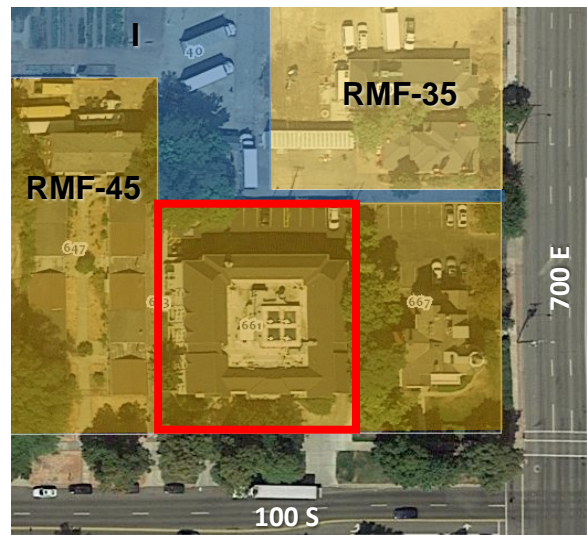
#### Where is the project located?

The project is proposed on the property located at 661 E 100 S, which is zoned RMF-45, Moderate/High Density Multi-Family Residential District.

The adjacent properties are zoned RMF-45 and I, Institutional.

#### Why is this project going through a planning process?

In the RMF-45 zoning district, a large group home is allowed only if approved through a Conditional Use review process.



#### What is the Conditional Use review process?

A Conditional Use process focuses on land uses that have potential impacts on the city or surrounding uses and serves to assess if certain conditions should be applied to mitigate or eliminate the negative impacts of such use.

A Conditional Use is a public hearing process involving the requested input from the community and a decision made by Salt Lake City's Planning Commission.

### **When is a conditional use denied?**

Conditional uses are essentially allowed uses, unless appropriate conditions cannot be applied to mitigate adverse impacts.

*All the standards for conditional uses can be found in [Chapter 21A.54](#) of the Zoning Ordinance.*

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

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community. Staff also reviews the project based on zoning standards and makes a recommendation to the Planning Commission.

### **What are the next steps?**

- Notices have been sent to the Central City, East Central and Greater Avenues Community Council Chairs, and property owners and residents within 300 feet of the project to obtain public input and comments on the proposal.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a decision to approve, approve with conditions, or deny the proposal.

### **Where can I get more 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. Go to the [SLC Citizen Access Portal](#)
2. Click “Planning Check or Research Petitions”
3. Type the petition numbers PLNPCM2019-00104
4. Click on “Record Info”
5. Select “Attachments” from the drop down menu to see the submitted plans.

If you have any questions or comments regarding this proposal please contact:

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