



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Senior Planner; 385-226-3860; david.gellner@slcgov.com

Date: October 27, 2021

Re: Zoning Map Amendment (PLNPCM2021-00787)

Zoning Map Amendment

PROPERTY ADDRESS: 1850 W Indiana Avenue & 1965 West 500 South
PARCEL SIZE: Total of approximately 37.1 acres
PARCEL ID: 15-10-101-001-0000 and 15-03-351-003-0000
MASTER PLAN: Westside Master Plan (2014)
ZONING DISTRICT: PL – Public Lands (Requested change to FB-UN2)

REQUEST:

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 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. This zoning map amendment does not require an amendment to the Westside Master Plan.

The Planning Commission’s role in this application is to provide a recommendation to the City Council, who will make the final decision on the requested zoning map amendment.

RECOMMENDATION:

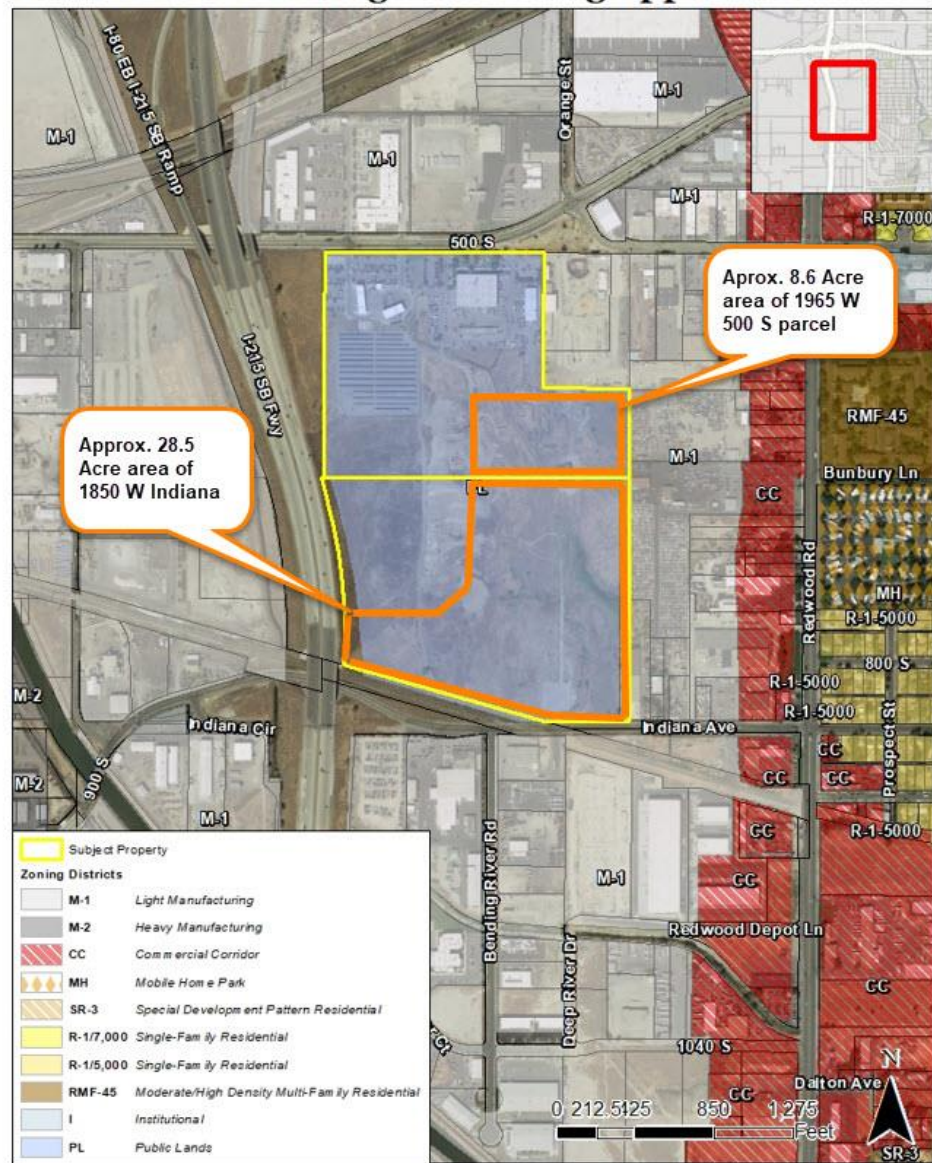
Based on the analysis and findings of fact in this staff report, planning staff finds that the zoning map amendment petition meets the standards, objectives and policy considerations of the city for a zoning map amendment and recommends that the Planning Commission forward a positive recommendation to the City Council to change the identified properties from PL (Public Lands) to FB-UN2 (Form Based Urban Neighborhood District).

ATTACHMENTS:

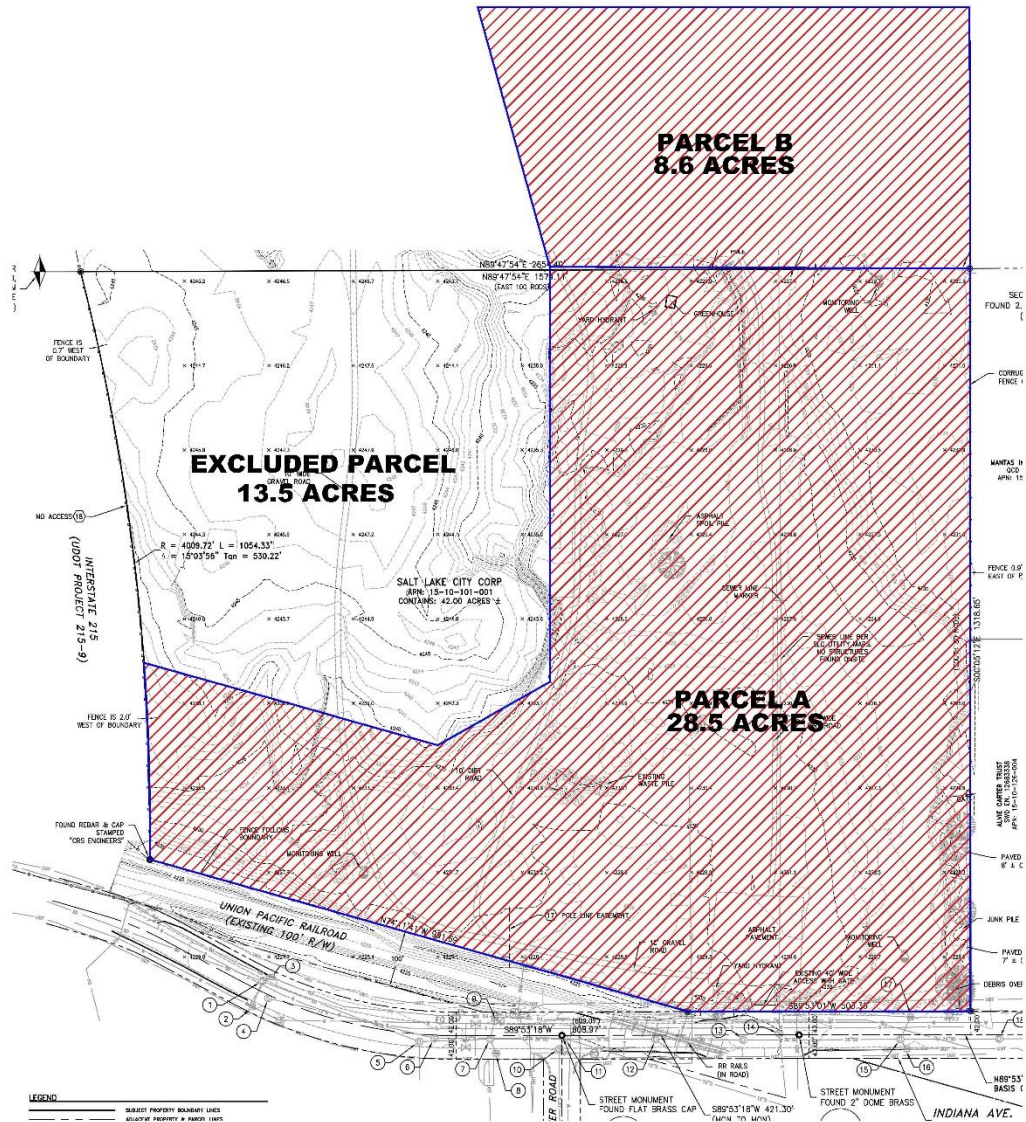
- A. [Future Land Use Map](#)
- B. [Staff Zoning Recommendations](#)
- C. [Applicant Information](#)
- D. [Existing Conditions](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Comments](#)

VICINITY MAP & PROPERTY AREA

The Other Side Village - Rezoning Application



Proposed Area to be Rezoned – Includes 28.5 acres of the parcel located at 1850 W Indiana Avenue and 8.6 acres of the parcel Located at 1865 W 500 S respectively. An area of 13.5 acres has been left out from the parcel located at 1850 W Indiana Avenue.



PROPOSED PROPERTIES

THE OTHER SIDE VILLAGE



PROJECT DESCRIPTION:

Reason for Request

The applicants are requesting the change from PL - Public Lands 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 37.1 acres of property including 28.5 acres of the parcel at 1850 W Indiana and 8.6 acres of the parcel at 1965 S 500 W. The applicants are proposing a variety of uses including permanent supportive housing as well as on-site healthcare, medical services, and community gathering spaces. The purpose of the zoning amendment is due to the majority of the envisioned future uses not being allowed under the current PL zoning designation.

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. The applicant has however indicated that the future development of the parcel would likely follow a “phased approach”. One scenario that has been discussed with City Staff includes using a 5-acre portion of the total rezoned area as a “demonstration” project with approximately 50 tiny homes being developed. Subsequent phases would use other sections of the rezoned property area. The applicant’s narrative explaining the rationale for the zoning map amendment request and conceptual plans can be found in [Attachment C](#) of this report.

KEY CONSIDERATIONS:

The key considerations associated with this proposal are:

1. Neighborhood and City-Wide Master Plan Considerations
2. Change in Zoning and Compatibility with Adjacent Properties
3. Consideration of Alternate Zoning Districts
4. Site Conditions and Infrastructure

Key considerations are discussed further in the following paragraphs and were identified through the analysis of the project ([Attachment D](#)) and department review comments ([Attachment F](#)).

Consideration 1: Neighborhood and City-Wide Master Plan Considerations

Westside Master Plan (2014)

The subject area falls within area discussed in the Westside Master Plan (WSMP or Plan). The WSMP recognizes a need to encourage growth, redevelopment, and reinvestment in the Westside, in order to support the vision of the Westside Community as a “beautiful, safe, sustainable place for people to live, work, and have fun.”

The WSMP includes the following goals that would support the proposed zoning map amendment:

1. *Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of the Westside’s existing stable neighborhoods.*
2. *Protect and encourage ongoing investment in existing, low density residential neighborhoods while providing well designed, compatible and high density residential development where needed, appropriate or desired.*
3. *Recognize, develop and foster opportunities for unique, mixed use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provided resources to allow for their growth.*

The Plan (pg. 12) recognizes the area west of Redwood Road as historically industrial and attributes some of the development of the area in this form to the nationwide economic growth of the 1950s and the expansion of the Salt Lake International Airport in the 1960s. The Plan shows this property as part of the nebulous “Industrial Districts” mapped on pg. 25 which are further described in the Plan section called “Industrial Districts” on pg. 69. The Plan recognizes “...that anticipated zoning changes and long-term redevelopment of the Redwood Road corridor will lead to a gradual change away from industrial uses on its west side.” (pg. 71). Conversely, the Plan contradicts some of this through the inclusion of the following language: “In the Westside, Redwood Road has long been the edge of residential land uses and this boundary should be maintained.” (pg. 54)

The WSMP recognizes that through the development of the Plan there were viewpoints and opinions as to how the west side of Redwood Road should be used in the future. Many people favored the long-term replacement of industrial uses with more commercial uses. “There was little to no discussion about residential development west of Redwood Road, as most people acknowledged that it was nearly impossible to do so with the area’s land use history.” (pg. 27).

The lack of discussion about having residential development west of Redwood should not be interpreted as a prohibition of that change being considered or taking place. The Plan was developed in 2014 and represents a “snapshot in time” of the community and the participants and community engagement that took place. The development pressures and persistent issues of homelessness today are undoubtedly different than they were when the Plan was adopted. In other words, the conditions of the time were not such that the idea of developing residential uses in the area was considered as a necessary option at the time and so it was not discussed.

It is Staff’s position that the proposed change is not in conflict with the Westside Master Plan. Statements in the Plan indicate that it was anticipated that change would take place in this area, even if there was no agreement or direction in terms of the form that these changes should follow.

Redevelopment Agency (RDA) – 9 Line Community Reinvestment Area Plan

The 9-Line Community Reinvestment Area Plan is a document that was produced by the Redevelopment Agency of Salt Lake City (RDA). The purpose of the 9-Line Plan is to help create funding mechanisms and opportunities to help implement the community vision established through the development of the Westside Master Plan. This Plan is intended to “...assist in closing the gap in identified disparities by providing housing stability, economic development and improved neighborhood conditions.” (Introduction - pg. 4)

The subject properties are located within the study area of the Plan, but not within a specific Geographic Target Area (pg. 17) identified in the plan. The closest target area is at the intersection of Redwood Road and Indiana Avenue. While they are City-owned properties and would not be eligible for funding within the Community Reinvestment Area (CRA) established by the Plan, the goals and vision of the Plan are relevant to the general discussion of envisioned west side improvements within the study area.

Standards to Guide Project Area Development (pg. 15) – this section of the Plan references numerous goals from the Westside Master Plan to be used as standards in the project area including the three goals cited above in the section on the WSMP. The Objectives in the 9-Line plan including those of Neighborhood Revitalization – Object 1 (pg. 16) speak to the development of underutilized properties while Objective 4 (pg. 19) speaks to developing a variety of housing for all income level.

The proposed change is generally supported by the standards and objectives referenced in the 9-Line Community Reinvestment Plan.

Plan Salt Lake Elements and Considerations

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, which is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Guiding Principles outlined in Plan Salt Lake that would relate to the proposed change include the following:

- 1) Neighborhoods that provide a safe environment, opportunities for social interaction, and services needed for the wellbeing of the community therein.*
- 3) Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- 11) Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice and respect.*

The Housing chapter of Plan Salt Lake includes a number of initiatives intended to help implement the Plan. The initiative to “Support homeless services” is specifically identified. The Plan also references “*collaboration with community partners...*” in terms of access and equity to City services and amenities.

The proposed change is in concert with the general principles and strategies identified in Plan Salt Lake.

Growing SLC: A Five Year Housing Plan – 2018-2022 (2017)

Growing SLC: A Five Year Housing Plan – 2018-2022 (aka – the Salt Lake City Housing Plan) was adopted in late 2017 as the City’s first housing plan since 2000. The Housing Plan is intended to advance the vision that Salt Lake City is a place for a growing diverse population to find housing opportunities that are safe, secure, and enrich lives and communities. A big focus of the Plan is the protection and development of affordable housing opportunities throughout the City as identified in Goal 2: Affordable Housing. The plan describes the linkages and interaction between a lack of affordable housing and very low-income renters and the City’s most vulnerable citizens. This lack of affordable housing can push some citizens into homelessness as they are priced out of the market.

The Housing Plan was developed using existing housing policy, primarily Plan Salt Lake and the Salt Lake City Comprehensive Housing Policy. The guiding principles of Plan Salt Lake are incorporated by reference including the initiative to “Support homeless services”.

The proposed change is in concert with the principles and strategies identified in Growing SLC.

Consideration 2: Change in Zoning and Compatibility with Adjacent Properties

The subject properties have frontage on Indiana Avenue, which is identified as City Arterial in the SLC Transportation Master Plan. Abutting properties to all sides are zoned M-1 – Light Manufacturing. The requested FB-UN2 zoning would allow residential and commercial uses that are not allowed by the current zoning.

The proposal would create an area of residential development within a historically industrial area of the City. This is not a typical scenario as there is usually a desired separation between industrial and residential uses. The reasoning behind this is due to anticipated impacts of the industrial areas on the residential areas and not

the other way around. In that sense, the anticipated development of the village would not have a significant impact on the surrounding industrial properties in terms of noise and pollution that would be comparable to normal activities and uses that could take place on these properties.

Some concerns have been raised about the impact of the village on neighboring properties through an increased presence of people in an area that historically has not had a residential presence. Various concerns included a worry about crime, pedestrian traffic and other impacts that the village would introduce to neighboring properties. It is difficult, if not impossible, to predict the scale of these impacts other than to acknowledge that some impacts are likely to occur with such a change in land use. The Master Plan recognizes future changes in this area which assumes that some impacts are likely to occur with land use changes. Additional infrastructure improvements such as sidewalks to accommodate pedestrians will help to lessen these impacts.

Given the location of the property, development pattern, and surrounding zoning, it is staff's opinion that the change in zoning from PL to FB-UN2 would not lead to changes that are incompatible with the existing development in the area.

The nature of surrounding uses or potential uses on the future village site and its residents are a concern, however. There is no buffering required to separate the current uses on the M-1 properties from the FB-UN2 property. A 15 foot buffer would only be required if the M-1 properties were re-developed. During the site development phase of the project appropriate buffering should be considered. Staff is recommending that the City Council consider a requirement for additional buffering between the industrial and residential uses during the site development process.

Consideration 3: Consideration of Alternate Zoning Districts

The applicant is specifically requesting a change to the FB-UN2 zoning district. In June of 2021, Planning Staff considered and analyzed different zoning districts for the property that would support a proposed mixed use village concept. Analysis of the different zoning districts that could potentially support the proposed uses was completed by Brooke Olson, Associate Planner and sent to the applicant on June 3, 2021. A copy of the memorandum from Planning to The Other Side Academy is included in Attachment B of this report. In making their recommendation, Planning Staff considered the following:

- The main driver for this change is the applicant's desire to develop a mixed use village on the property. The village will be largely self-contained and include commercial uses and health services.
- Many of the desired uses are not allowed under the current PL zoning designation.
- The zoning district to support this village concept would have to allow different dwelling types as well as retail uses and services.
- A focus on a high-quality and pleasing design for the development was desired.

Changing to either the FB-UN2 or FB-SC district would accommodate most of the uses described by the applicant. Various TSA – Transit Station zoning districts and the MU – Mixed Use zoning district were also considered. The TSA zoning districts did not fit the location context of the site as they are intended to be located around transit stations. The MU district was not considered a viable option due to the lack of emphasis on the form of development and the incorporation of design standards to help achieve a high-quality development.

It should be noted that the applicant's narrative includes a long list of desired uses in the proposed village and within the development. As stated above, the proposed FB-UN2 zoning district is the only zoning district that would accommodate the majority of uses that the applicant has listed. There are some uses that are not specifically listed in the FB-UN2 zoning district; however, staff determined that similar scaled uses may be allowed. Zoning interpretations may allow uses that are not specifically listed depending on the scale and

configuration or some uses may be considered as accessory to listed uses and could be allowed. These issues will be looked at in more detail at the time a specific development proposal is under review by Staff.

For these reasons and the issues identified in the Key Considerations and Analysis of Standards sections of this report, as well as the analysis included in the Memorandum included in [Attachment B](#), a change to an alternate zoning district in lieu of the applicant's request for the FB-UN2 zoning district is not being recommended by staff.

Consideration 4: Site Conditions and Infrastructure

The subject properties are vacant and lack infrastructure to support the proposed "tiny home village". The property will need substantial infrastructure improvements to facilitate future development on the property. The City can provide services and infrastructure to the property to facilitate development. The extent of infrastructure improvements, including the provision of utilities, will be dependent upon the location and scale of any future development proposals. Assuming the rezoning is approved, at the time a specific development proposal is submitted, proposed uses will need to comply with the applicable requirements for development of the site. Public Utilities and other City departments will review any specific development proposals submitted and identify any additional requirements that would apply.

Parts of the property at 1850 W Indiana was previously used as a landfill site. This landfill use also extended northward onto portions of the property located at 1965 W 500 S. The extent of the site that was used for these activities and any contamination is unclear. Other City departments are involved with the identification, sampling and site investigation process and they will work with State and other cognizant agencies to meet any requirements for site clean-up, site remediation and mitigation. This may impact the site development plan in terms of the location of future uses. This issue is outside of the purview of the Planning Commission but is mentioned for the purpose of process clarification, since some public comments pointed out the previous use of the site for landfill activities and raised questions about how this would impact the proposed future development.

DISCUSSION:

The applicant has proposed to rezone the properties from the existing PL – Public Lands zoning designation to FB-UN2 in order to develop the proposed "tiny home village" on the site. It is staff's opinion that the change in zoning for these properties would not negatively impact the character of the area. As such, staff finds that the requested zone change is appropriate when considered in the context of the area and is recommending that the Planning Commission forward a positive recommendation to the City Council.

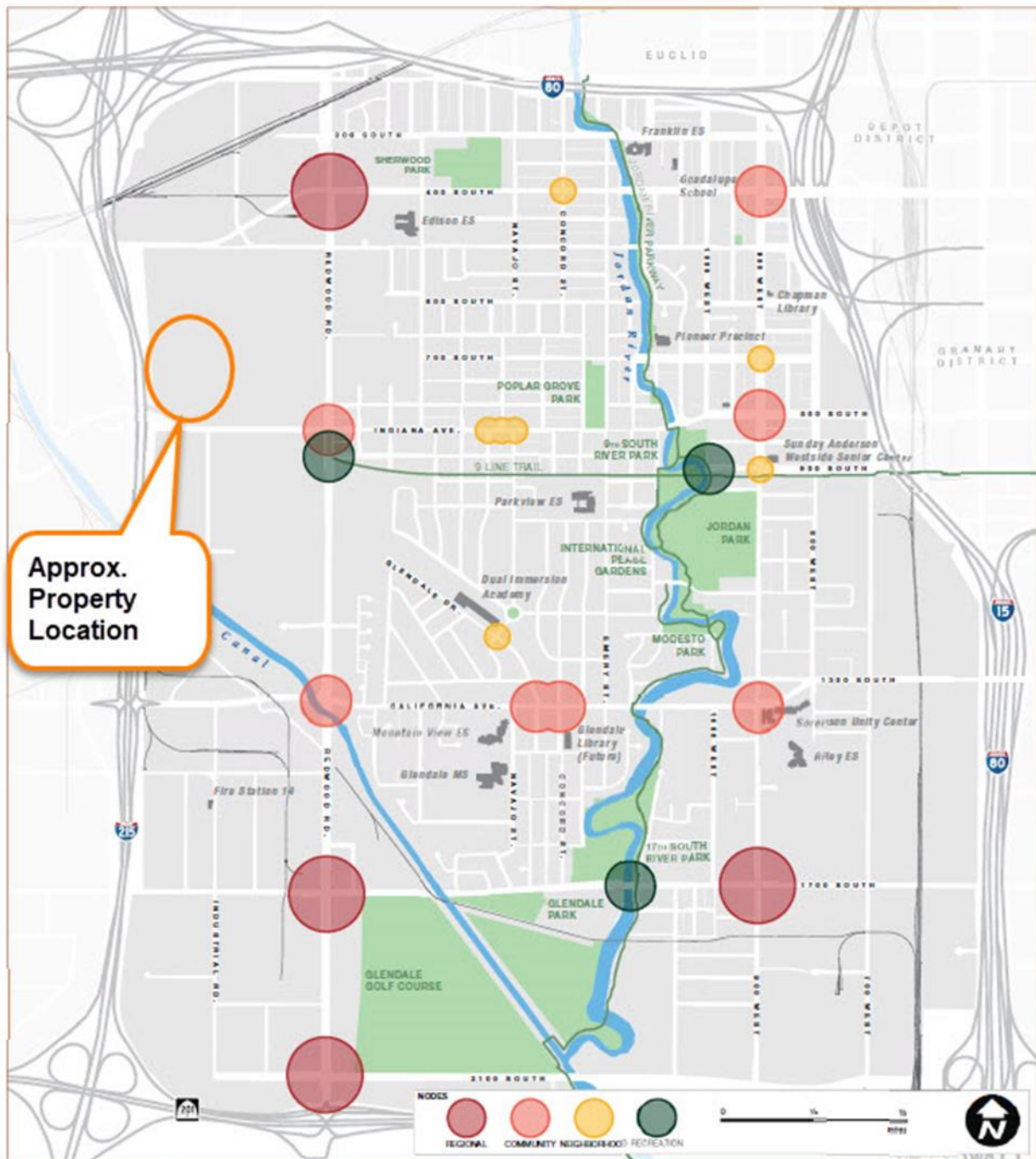
NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans for the development under the parameters of the new zoning designation.

Other applications will be required that don't require Planning Commission or City Council approval. This is aside from any site development applications that may be required and are mentioned here for the sake of process clarity. Those applications may include:

- Lot line adjustments for the two (2) existing parcels.
- Lot consolidation application for the newly created parcel.

ATTACHMENT A: Future Land Use Map in the Master Plan



The locations of the various types of nodes throughout the Westside Master Plan's study area.

ATTACHMENT B: Staff Zoning District Recommendations

On June 3, 2021, Brooke Olson, Associate Planner provided the applicant with a Memorandum and analysis in regard to a question about zoning that would support the uses that were listed in the applicant's preliminary proposal.

The memo on the following pages also addresses **Consideration 3: Consideration of Alternate Zoning Districts** found in the Key Considerations section of this report found on Page 7.



Memorandum

Planning Division Community & Neighborhoods Department

To: Tim Stay
From: Brooke Olson, Associate Planner
Date: 3 June 2021
Re: 1850 W Indiana Avenue Rezone Recommendations

1850 W Indiana Avenue The Other Side Village- The Planning Division has reviewed a property narrative for The Other Side Village mixed use development at approximately 1850 W. Indiana Avenue. The proposed mixed-use village would consist of 400-500 small residential dwelling units of various typologies, 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.

Staff completed an analysis of the land use tables in section 21.A.33 of the Salt Lake City zoning ordinance and concluded the proposed development is permitted within the following zoning districts:

TSA Transit Station Area Districts:	
21A.26.078	TSA-UC Urban Center Station (Transition)
	TSA-UN Urban Neighborhood Station (Transition)
	TSA-MUEC Mixed Use Employment Center Station (Transition)
	TSA-SP Special Purpose Station (TSA-SP) (Transition)
Form Based Districts:	
21A.27.050	FB-UN2 Form Based Urban Neighborhood District
	FB-SC Form Based Special Purpose Corridor District
Special Purpose Districts:	
21A.32.130	MU Mixed Use District

Of the seven zoning district options listed above, the zoning district which would likely best accommodate the proposed use is a Form Based District. While TSA (Transit Station Area Districts) allow mixed use development, transit districts were created to provide a compact support base around core transit stations which the site in question does not fit that description. The proposed mixed-use village would also be permitted within the MU (Mixed Use District) however, the MU district lacks zoning regulations which focus on scale, form of development and any significant design standards.

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.

As shown in the table above, there are two Form Based subdistricts the proposed development is permitted within, FB-SC (Special Purpose Corridor Subdistrict) and FB-UN2 (Form Based Urban Neighborhood 2 Subdistrict). The FB-SC subdistrict is intended for high intensity development in the special purpose corridors. The FB-SC zone is characteristically supported by multiple street types and contains buildings that are generally 6-7 stories in height. This zone is currently mapped along the S-Line streetcar in the Sugar House neighborhood.

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-SC and FB-UN2 zone accomplish the goals of the proposal as stated.

If you have questions or need additional information, please contact me at 385-707-6770 or brooke.olson@slcgov.com Thank you.

ATTACHMENT C: Applicant Information

The narrative and other exhibits found on the following pages were submitted by the applicant in relation to the requested zoning map changes.

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?

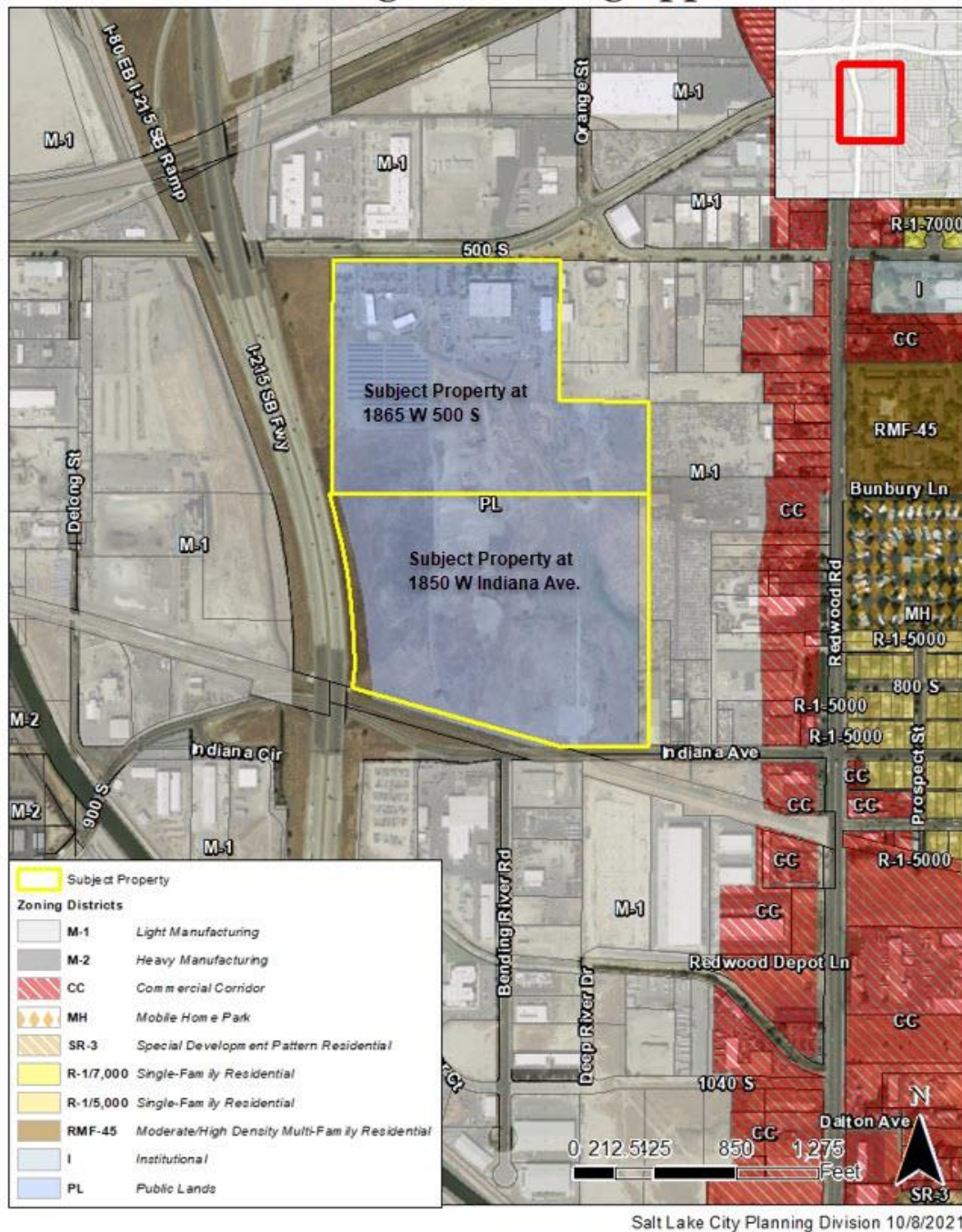
One of our goals at The Other Side Village is to transform the way people view the stereotype of individuals who find themselves homeless. After years of serving and working with criminal addicts at The Other Side Academy as well as the homeless population in Salt Lake, we believe the stereotype of chronically 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.

ATTACHMENT D: Existing Conditions

The Other Side Village - Rezoning Application



Conditions

The subject properties are located north of Indiana Avenue to the west of Redwood Road. Redwood is a major State Arterial, while Indiana Avenue is identified as City Arterial in the SLC Transportation Master Plan. Abutting properties in all directions are zoned M-1 – Light Manufacturing. The location context is also described more fully in the Key Considerations section of this report.

Adjacent Land Uses and Zoning

All Directions: Zoned M-1 – Light Manufacturing District

Adjacent & Nearby Uses: Car storage and salvage, trucking and transportation related uses, City Fleet Operations, City Parks operations and open (vacant) land.

Development Pattern

The overall development pattern of the area is dominated by commercial and light industrial uses along Redwood Road and Indiana Avenue. On the east side of Redwood, the development turns to residential uses. Much of the land bound roughly by Interstate 80, Indiana Avenue, I-215 on the west and Redwood Road on the east has not been intensely developed. Development typically consists of industrial buildings in one portion of the property with large areas devoted to surface storage or other industrial operations on the rest of the property. As such, from an aerial photograph perspective, much of the land appears to be under-utilized or largely vacant.

The area lies to the west of a future node identified in the West Side Master Plan. The Plan envisions a Community Node centered at the intersection of Redwood and Indiana Avenue. While the subject property is located approximately one-quarter to one-half mile to the west of this node, future development of the proposed village could benefit from the proximity of development at this node and the services that may exist there.

Comparison of the Existing and Proposed Zoning

The subject property is zoned PL – Public Lands. The purpose of the PL zoning district follows:

The purpose of the PL Public Lands District is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

The applicant has requested that the property be changed to the FB-UN2 – Form Based Urban Neighborhood zoning district. The purpose of the FB-UN2 zoning district follows:

The purpose of the form based districts is to create urban neighborhoods that provide the following:

- 1. People oriented places;*
- 2. Options for housing types;*
- 3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;*
- 4. Transportation options;*
- 5. Access to employment opportunities within walking distance or close to mass transit;*
- 6. Appropriately scaled buildings that respect the existing character of the neighborhood;*

7. *Safe, accessible, and interconnected networks for people to move around in; and*
8. *Increased desirability as a place to work, live, play, and invest through higher quality form and design.*

Some highlights of the differences in allowed uses between the existing PL and proposed FB-UN2 zoning districts are:

- The focus of the PL zone is for public or community uses as the name would suggest.
- Housing, other than institutional uses are prohibited and the focus is not on people-oriented uses such as retail services or other services that would be provided to individuals.
- The purpose of the FB-UN2 zone is to support people-oriented places which provides for living options, goods and services, and transportation options in a walkable setting.
- The FB-UN2 zone allows a variety of dwelling types as well as public and community uses. It also allows for commercial business and retail with an emphasis on high-quality design.

Existing Zoning – PL – Public Lands

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

- | | |
|-------------------------------------|-------------------------------|
| • Accessory use | • Museum |
| • Adaptive reuse of a landmark site | • Office |
| • Antenna – communication tower | • Open space |
| • Art gallery | • Park |
| • Botanical garden | • Parking |
| • Community garden | • Reception center |
| • Daycare Centers – various | • Recreation uses |
| • Exhibition hall | • Research facility |
| • Fairground | • Retail – accessory use only |
| • Farm stand, seasonal | • Schools |
| • Golf course | • Solar array |
| • Government facility or office | • Stadium |
| • Jail | • Theater |
| • Library | • Urban farm |
| • Municipal service uses | |

Proposed Zoning – FB-UN2 – Form Based Urban Neighborhood

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

- | | |
|---------------------------------|--|
| • Accessory use | • Community garden |
| • Alcohol uses | • Community recreation center |
| • Animal, vet office | • Daycare centers – various |
| • Antenna – communication tower | • Dwelling – assisted living & congregate care |
| • Art gallery | • Group homes – various |
| • Artisan food production | • Support housing |
| • Bed & breakfast misc. | • Single-family homes – various types |
| • Clinic – medical and dental | • Single family cottages |
| • Commercial food preparation | |

- Multi-family homes
- Single room occupancy
- Farmer's market
- Financial institution
- Funeral home
- Government facility
- Health & fitness facility
- Hotel/motel
- Laboratory
- Library
- Mixed use
- Municipal service uses
- Museum
- Nursing care facility
- Office
- Open space
- Park
- Parking

- Place of worship
- Plazas
- Recreation uses
- Research facility
- Restaurant
- Retails goods establishment
- Retail services
- Sales & displays
- Schools – various
- Seasonal farm stand
- Solar array
- Specialty stores
- Studio – art
- Theater
- Urban farm
- Utility uses
- Wireless telecommunications

ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	<p>The Westside Master Plan speaks to creating opportunities through changes in land use and recognizes the need for well-designed higher density developments as well as unique neighborhoods.</p> <p>Various purposes, goals, objectives, and policies identified in City documents including <i>Plan Salt Lake</i>, <i>Growing SLC</i>, and the <i>RDA 9 Line Plan</i> are consistent with the proposed changes.</p> <p>This is further articulated and discussed in the Key Considerations section of this report in regard to the <i>Westside Master Plan</i> and other documents cited here.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business and residential development; and H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995) <p>The proposed zone change from PL to FB-UN2 would support the purposes of the zoning ordinance found in Chapter 21A.02.0303: Purpose and Intent as outlined above. It would promote the health, safety and welfare of some of the City's most vulnerable residents, those experiencing homelessness.</p> <p>It would also help implement the applicable Master Plan for the area and support the purpose statement of the proposed FB-UN2 zoning district.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>The proposed FB-UN2 zoning district would allow residential and commercial uses which are not currently allowed by the PL – Public Lands zoning designation. The overall scale and allowed uses in the proposed zone would not be out of scale with the surrounding industrial zoning. Additional future infrastructure improvements such as sidewalks will help to lessen impacts on neighboring properties. Additional consideration related to buffering between the neighboring industrial uses and this property is being recommended.</p>

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	<p>The subject properties are within the Airport Flight Path Protection Influence Zone H. This area has specific height restrictions. The Airport Planner indicated that: 1) Salt Lake City does not require an aviation easement for new development in this zone. 2) This project creates no observed impacts to airport operations.</p>
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	<p>The proposed development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services. The infrastructure in this area is lacking and will require significant upgrades to accommodate development of the village. The city has the ability to provide services to the subject property.</p> <p>The extent of required infrastructure improvements will be dependent upon the scale of any specific site development proposals that are reviewed at a future time.</p> <p>If the rezone is approved, any new use will need to comply with the applicable requirements for redevelopment of the site. Public Utilities and other departments will review any specific development proposals submitted at that time and additional comments and requirements may apply to that development proposal.</p>

ATTACHMENT F: Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Notices:

- 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 45-day recognized organization comment period expired on September 30, 2021.

Public Hearing Notice:

- Public hearing notice mailed: October 14, 2021
- Public hearing notice signs posted on properties: October 14, 2021
- Public notice posted on City and State websites & Planning Division list serve: October 14, 2021

Public and Recognized Organization Comments:

To date approximately 70 public comments have been submitted to staff via email in relation to the proposal. The combined redacted public comments received via email can be found on the following pages of this report.

Many of the comments received by staff cite opposition to the idea of providing services to persons experiencing homelessness within the community. The most commonly cited concerns about the proposal relate 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 that the solutions to issues of homelessness were not simple and that this was an innovative approach.

Many of the comments simply indicate support or opposition to the proposal without providing a reason for that opinion. The Planning Commission and Staff are charged with reviewing and applying the Planning standards applicable to a Zoning Map Amendment in making a recommendation to City Council.

September 4, 2021

David Gellner
Salt Lake City Planning Division
451 S State St., Rm 406
P.O. Box 145480
Salt Lake City, UT. 84114-5480
david.gellner@slcgov.com

RE: PLNPCM2021-00787
The Otherside Village Proposed Location on

Mr. Gellner

I am writing to provide my comment against the rezoning and subsequent build of The Other Side Village on 1850 W Indiana Avenue & a Portion of the Property at 1965 W 500 S.

See the problem is the project isn't well researched, well planned or well funded. The only other "community" they claim to be similar to is a place based in Austin Texas. Excuse me 20 miles outside of Austin because it was shut down by Austin city proper. The academy keeps saying look at our stats in reference to the high density housing building in sugar house but that is an apples to oranges comparison because it houses only ex cons. It doesn't compare to this facility because an ex-con who has been court ordered or let out of prison early to be in the program is highly highly motivated to stay in their lane because they don't want to go back to prison. A homeless addict or mentally ill person has zero motivation to live by any set of rigorous rules placed upon them by tosa. The worst thing that could happen is once they've been brought to our neighborhood and don't comply they'll just go back to what they've been doing for however many years and years they've been homeless. Which unfortunately will happen around our homes and kids and public spaces. As far as well planned goes the academy has put out a bunch of renderings of nice courtyards and shiny new buildings to make us feel good about what's going on there but in reality nothing has really been planned out. As of the last public meeting they had a week ago the land hasn't even been zoned for residential use and has a biohazard easement in place because it was a former landfill for Salt Lake City.

They also constantly flip flop back and forth with statements about whether or not it will be a gated community for the homeless or open to the public with venues and fancy new stores.

I suppose most people have heard the idea from tosa that it will be open to the public because they're trying to make it seem like an "asset" to our community. It is not an asset.

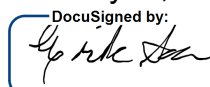
As far as the funding is concerned it is not well funded at all. They don't even have enough funds yet to start on phase 1 if it gets approved by the city. They say nothing will be funded through tax payer dollars but that's simply a lie. They're seeking millions from the American relief plan money that the state received which is supposed to be set aside and utilized to give relief to businesses and infrastructure hit most harshly from COVID restrictions. The funny thing about funding as well is that the other side academy hasn't put up or plans to put up any of their on average 2-7 million dollars in net profit every year to fund this venture. They want donations and other pathways to fund the project.

Joseph Grenny just wants to continue to run his "non profit" and continue to rake in millions of dollars every year, pulling at peoples heart strings. As far as people being assets I agree people can be assets when they choose to be. Unfortunately chronically homeless people have chosen to be chronically homeless. Whether that's through a crippling addiction or lack of motivation or drive they have chosen this life. There are so many current programs and facilities that they could be utilizing everyday to end their homelessness that they chose not to use. Honestly the homeless people in our neighborhoods and city are the opposite of an asset. They breed crime, violence, and filth and then expect people to feel sorry for them and give them money on the streets.

Compassionate people try to help them by starting programs and getting groups together just to be turned down by the homeless because it's too limiting or hard to do. Nothing with the track record of homeless people gives me confidence that this profitable venture for Joseph Grenny will help our community get lifted out of the pit it's currently and successfully trying to crawl out of.

I want our community to be cleaned up and turn into a nice inviting neighborhood exactly like sugarhouse did 20 years ago when they were approved for the state RDA funds. We just started our direct funding from the state and we need to have things that bring our community up without the risk of potentially ruining everything we've worked so hard for.

Thank you,

DocuSigned by:


EE303FCA4D73403...
Erik Sansom, Resident Poplar Grove



September 23, 2021

Re: Downtown Alliance support for The Other Side Village proposal

Dear Salt Lake City Council Members and Planning Commission Members:

I write to convey Downtown Alliance's support for the proposed Other Side Village. We appreciate that Mayor Mendenhall and Salt Lake City have partnered with The Other Side Academy to develop this innovative option for needed shelter, community and belonging.

Homelessness continues to rise to the top of concerns among our downtown stakeholders. We support expanding housing options in order to prevent homelessness and to assist those who are currently homeless. This project will add a significant number of additional affordable housing units to the City's inventory.

The Downtown Alliance supports the creation of The Other Side Village. We realize this effort will not eliminate homelessness, but we believe the village will fill a specific housing need that provides a safe and stable alternative to more than 400 people who are currently chronically homeless.

We encourage the Planning Commission and the City Council to approve the proposed Zoning Amendment and we urge the City Council to approve the lease of the Indiana parcel for the development of this property.

Respectfully,

A handwritten signature in black ink, appearing to read "Dee Brewer".

Dee Brewer
Executive Director



September 24, 2021

Re: The Other Side Village Proposal

Dear Salt Lake City Council Members:

The Salt Lake Chamber commends Mayor Mendenhall and Salt Lake City for partnering with The Other Side Academy to facilitate the development of The Other Side Village. I write to express our support and belief in this noble endeavor to give people a chance to build their lives after a hardship. The project will not only provide much needed affordable housing for those most in need but also strengthen our sense of community and belonging.

Many in our downtown community, from patrons to businesses, face a significant problem with homelessness and its side effects. This issue consistently ranks as a top concern for businesses. These businesses care about their employees' and customer safety, public health issues, impact on already tight revenue margins, and honest concern for this vulnerable homeless population. The impact of this cascading human tragedy is felt by all stakeholders, most importantly the homeless population themselves. We care for their well-being and support efforts to change outcomes on the ground, as the creation of The Other Side Village will accomplish.

We want you to know that the Salt Lake Chamber fully supports the creation of The Other Side Village. While this will not solve our homelessness problem it will change the lives of 400 people who are experiencing chronic homelessness and get them off the streets. This rezoning will provide a way to help these individuals and the space for life transformation out of homelessness. The Other Side Village will have a positive impact on Salt Lake City.

We encourage the City Council to approve the Zoning Amendment and we urge the City Council to approve the lease of the Indiana parcel for the development of this property. This is our chance to turn a property with marginal utility into a better environment for place and people through its cleanup and transformation.

Respectfully,

Derek Miller,
President & CEO,
Salt Lake Chamber



September 30, 2021

RE: The Other Side Village Project – Indiana Avenue

To whom it may concern,

I am corresponding on behalf of the Alvie Carter Trust regarding the proposed Other Side Village ("Project"). We have been retained to represent the Carter family, along with legal counsel, in providing input to the City and developer as it relates to the Carter properties which are located adjacent to the proposed site on the east side. Collectively, the Carters own 6 parcels comprising some 3.88 +/- acres with approximately 650 linear feet of shared property line with the Project and 330 feet of frontage on Indiana Avenue. That being the case, we believe that the Carter properties will be the most significantly affected by the proposed Project.

First, we would like to state that conceptually we are in favor of the Project and hope to interact with the City and developer in a proactive and positive manner that will protect the Carter assets while offering the Project its best chance of success.

Our primary concerns at this stage are:

Traffic – *We want to insure that our use as industrial with the likelihood of large commercial vehicles entering and leaving the Carter property is not impeded, and that safety for all drivers and pedestrians is maintained.*

Security – *Given the scale of the Project, we want to make sure that property boundaries are respected, and that public frontage areas for properties surrounding the Project are kept free of trash and do not become an area of loitering that would negatively impact the future businesses that will occupy the Carter property.*

Buffering – *We believe that it is important to create a sensible and aesthetically acceptable buffer between the uses, given their diverse nature and would like to engage actively in the site planning discussions.*

Utilities – *It is important that the Project not over tax the utilities and services for the area so that all other properties and development can operate within industry standards.*

Site Design – *We want to make sure that adjacent uses are compatible (Not putting Project dumpsters next to our entrance for example).*

We are excited to participate in the public process and hope that we can create mutually viable and vibrant new development for this area. Please let us know if we should be addressing others in our correspondence and how we can most easily collaborate with your team.

We deeply appreciate your time and consideration and look forward to working with you.

With respect,

A handwritten signature in blue ink, appearing to read 'Graig Griffin', with a stylized flourish at the end.

Graig Griffin, SIOR
Managing Partner – Utah Advisors
Windermere Commercial Real Estate



cc: Chris Carter, Daniel Fale, Stephen Hester, Esq.

Gellner, David

From: Alejandro Avila <[REDACTED]>
Sent: Monday, September 20, 2021 11:06 AM
To: Gellner, David
Subject: (EXTERNAL) Homeless village on redwood and Indians Avenue

Hi David I'm writing this email to let you know that I am against this developing project . I live in the area and feel like there is already a problem with homelessness and drugs in my neighborhood and a lack of police presence as it is. Even if we call police they never show up!! So please re consider the location I think it is for a good cause but as far as location goes I feel like there are plenty of other areas we're this would be a better fit but not in our nieghborhood.

Sent from my iPhone

Gellner, David

From: Alison Lewis <[REDACTED]>
Sent: Thursday, September 30, 2021 8:22 AM
To: Gellner, David
Subject: (EXTERNAL) Opposed to re-zoning parcel off of Indiana for the Other Side Village

Hi David,

I'm writing because I live in Poplar Grove (just off Indiana and 1500 W) and am opposed to rezoning the parcel proposed for a homeless village. We are already a delicate community with a large transient and homeless population living along our multi-use paths (JRPT and 9-line), have homeless service centers already, are in need of a larger and nicer grocery store (this development would tax that resource) and in general, are trying to create a neighborhood environment where children can walk the sidewalks without parents feeling uneasy. The Other Side Village will have a program where if a prospective residents doesn't comply with their rules and structure, they will be asked to leave. We are concerned as a community about this fact.

Please, we ask the city to consider another neighborhood with more resources to accommodate what will eventually be up to 500 tiny home units.

Thank you,
Alison Lewis

Gellner, David

From: Amanda Penrose [REDACTED]
Sent: Wednesday, September 29, 2021 12:04 PM
To: Gellner, David
Subject: (EXTERNAL) Other side village on Indiana Avenue.

Hi David,

Just reaching out I know today is the last day to give input on the proposed Other side Village on Indiana Ave. My Mother lives just past redwood on Indiana Ave and has grand-kids visiting her frequently Including my kids. This would only be 2 minutes walking from her house I am very worried about the safety of my children, other children, and the residents in general in the area. My sister and other friends also live nearby. Please do not approve this project for this area.

Thanks,

Gellner, David

From: Deborah Williams [REDACTED] >
Sent: Wednesday, September 29, 2021 12:39 PM
To: Gellner, David
Subject: (EXTERNAL) Homeless Village

Dear David,

I live near the proposed site for the homeless village. I have not received any city notice but was informed my time to respond runs out tomorrow. I have young children that would no longer be able to play outside, and after over a decade of living at my current residence I would consider moving if this village is constructed.

There are countless reasons why adding the proposed homeless village would be a very bad idea. Reasons that would be detrimental to our community and our families safety.

I ask that you **DO NOT** REZONE THE PARCEL ON INDIANA for the homeless village. We already have issues with crime that we should address before adding to it.

Thank You,
Amy Williams

Gellner, David

From: Ana Manavahe <[REDACTED]>
Sent: Sunday, September 19, 2021 11:42 AM
To: Gellner, David
Subject: (EXTERNAL) Against the Other Side Village

Follow Up Flag: Follow up
Flag Status: Completed

I am a resident of popular grove and I am against the "Other Side Village" project. We already have too many of a problem in our area and we do not want any more.

Regards,
Ana Manavahē
Sent from my iPhone

Gellner, David

From: Ashley Stone [REDACTED] >
Sent: Wednesday, September 22, 2021 11:16 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

Hello David Gellner,

My name is Ashley Stone. I'm writing to tell you that I support The Other Side Village. I strongly believe that they are building a community that will help people. It is so important that we create an environment of safety, love, and support for our unsheltered community. I know that if they are shown some compassion, given safe shelter, food, community, access to health care and the opportunity to learn and grow they will take it and begin to flourish.

Thank you,

Ashley Stone

--

Ashley Belle Stone
[REDACTED]

Gellner, David

From: Beth J <[REDACTED]>
Sent: Sunday, September 26, 2021 1:45 PM
To: Gellner, David
Subject: (EXTERNAL) Support of otherside village 1850 Indiana Ave, slc

Hello David!

My name is Beth Johnston and I am a home owner and resident in poplar grove, a short walk NE of the proposed Otherside Village development. My home is located directly across from Sherwood Park on 400 S and as such my neighbors and I have seen our fair share of homeless "regulars" passing through or camping in the park as long as they are able before being removed by police.

I understand there are many voices against the proposed village, citing concerns of increased vagrancy, litter, and crime in our neighborhood should the village build in the proposed location. To the contrary, however, I am completely IN SUPPORT OF the proposed village and its location.

The Otherside facilities currently in existence in downtown slc clearly show this organization is professional and able to provide a much needed hand up to our less fortunate residents who not only desire a place to live and transition off the streets but also willing to work for it. The other locations are clean, well-managed, and a positive solution to a problem the city seems to struggle finding solutions for. I would be proud to have this type of development in my neighborhood.

The facilities offered by the proposed village also provide much needed positive attention to the west side of downtown, which suffers from a kind of neglect and dismissal by the city. We are not a dumping ground for the valley, but rather take pride in our diverse ethnic community and strong family values despite what may be deemed negatively as low income living. The village proposes possible amenities such as a farmers market or craft market, outdoor entertainment venues, even a theatre and food trucks! These are all desirable changes we would love to have here. I believe properly educating other less informed dissenters, who seem to envision hoardes of mentally disturbed and unkempt vagrant zombies wandering their streets, will sway opinion toward development.

(If you could also put a bug into the city's ear about developing a similar project blended with KOA type lot rental services for the many RV dwellers we are accumulating, that would also be...most welcome. They exist in a grey area of mobile homelessness that have little to no services available yet I have spoken to several who would love to have this type of community option to help get them back into a stable situation.)

Please feel free to share my support at up coming meetings regarding this project or contact me with any questions. Thank you for your time,

Beth (Elizabeth) Johnston
[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Gellner, David

From: Gellner, David
Sent: Monday, September 20, 2021 4:52 PM
To: Gellner, David
Subject: FW: (EXTERNAL) The Other Side Village Rezoning concerns

From: brennan <b[REDACTED]>
Sent: Monday, September 20, 2021 3:45 PM
To: Gellner, David <David.Gellner@slcgov.com>; Mayor <Mayor@slcgov.com>
Subject: (EXTERNAL) The Other Side Village Rezoning concerns

My name is Brennan Gallegos and I live near 1500 W and Indiana Ave.

I was just informed that The Other Side intends to request that property only a few blocks away from me be rezoned to allow a homeless camp to be established.

I would like to formally address my concerns in regards to the matter. While I do think that something needs to be done about the homeless problems in Salt Lake City, this proposal is not the solution.

I feel that the project does not consider what resources the homeless community utilize on a day to day basis. These resources are all located downtown. If the proposed Village is created, it would mean that every day, the homeless population would need to walk over an hour to get to these resources and then walk an hour to get home. It is not reasonable to have people be expected to walk 2 hours a day just to be able to survive.

In addition to the logistical issues above, I feel that there is a conflict of interest in the proposed plan from the Other Side Academy who own lots of property near downtown Salt Lake City. By moving the homeless population out of the city, they are going to have large profit gains from property value at the expense of the primarily ethnic community of Popular Grove who are already affected by discrimination and racism when it comes to property value. It is not appropriate for Tim Stay, a white CEO, to put another financial burden on this community. The state property in question should be used for something that benefits our local community instead of hurting it.

Lastly I am concerned for the safety of my children with the introduction of a large homeless population only a few blocks from our house. Homeless individuals are sometimes drug addicts who leave their used heroin needles on the street. Or are convicted felons who should not be allowed near children or the various schools in our area.

Please forward these concerns to the appropriate party because The Other Side Village is not the solution to the homeless issue in Utah.

Respectfully,

-Brennan Gallegos

Gellner, David

From: Bonnie Wolsey-Dickinson <[REDACTED]>
Sent: Friday, September 3, 2021 9:28 PM
To: Gellner, David
Subject: (EXTERNAL) Rezoning for homelessness

Follow Up Flag: Flag for follow up
Flag Status: Completed

Please consider rezoning for The other Side homeless initiative. We need this desperately.

Gellner, David

From: brian.diggs <[REDACTED]>
Sent: Tuesday, September 28, 2021 10:39 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

Hello David,

I am writing in full support of the Other Side Village proposal. As the Executive Director of Family Promise Salt Lake, I know the struggles homeless people face daily. Having a place to call home empowers the unsheltered to build community, find employment, and assimilate into the wider culture.

Moreover, the work of The Other Side Academy is invaluable to so many. Their commitment to building an accountability structure has proven effective. I believe this is integral to addressing homelessness here and around the country.

Thanks for letting me express my opinion!

Rev. E. Brian Diggs
Executive Director

Family Promise Salt Lake
[REDACTED]
Salt Lake City, UT 84104
[REDACTED]



Gellner, David

From: B Wurts <[REDACTED]>
Sent: Wednesday, September 22, 2021 10:52 AM
To: Gellner, David
Subject: (EXTERNAL) The Village Project

Good Morning David,

I wanted to take a moment to show my support for the Village Project that has been proposed for SLC. While I am sure you have received letters, calls and emails from concerned individuals in the area; I wanted to let you know that I believe in a project like this. Too often I hear "What is Salt Lake going to do about the homeless population?" but it is quickly followed by "just keep them away from my area". Which is an unfortunate way to look at the growing issue. People want it to be taken care of, but only when it is not going to affect them.

- Bryce Wurtsbaugh

Gellner, David

From: Celia Grenny [REDACTED] >
Sent: Saturday, September 4, 2021 5:45 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear David,

My name is Celia Grenny and I am a Salt Lake City resident. I just wanted to let you know that I support the Village in the proposed location by The Other Side Academy. My husband and I are the founders of TOSA, and we have been amazed by what a small group of about 100 students have been able to accomplish over the past six years. We believe that giving them a supportive environment where they are also held accountable for their actions has been a large component in their success. Our students have flourished in an atmosphere of love and nurture. We plan to offer this same environment to those who are presently unable to help themselves, but are willing to live in a clean, supportive and safe place. We have every intention of, and are willing to exert every effort to elevate the surrounding area as well. Together we can create a jewel for area residents to access services and recreation opportunities on the property. I implore you to help us in this effort and approve the rezone application.

Thank you,
Celia Grenny

Gellner, David

From: Caitlin Howell [REDACTED]
Sent: Sunday, September 5, 2021 6:08 PM
To: Gellner, David
Subject: (EXTERNAL) Other side village support

Follow Up Flag: Follow up
Flag Status: Completed

- Please approve this requested amendment change as it will allow The Other Side Village to help those currently living in chaos and squalor

Gellner, David

From: C JAY LARSON <[REDACTED]>
Sent: Saturday, September 11, 2021 8:29 AM
To: Gellner, David
Subject: (EXTERNAL) Zone change approval recommendation for The Other Side Village.

Dear Commissioner Gellner,

I am writing you requesting for your approval of the zone change for "The Other Side Village". I was taken on an inspection tour of the parcel of land where The Other Side Village is proposed to be built by Joseph Grenny. I can understand why some of the local residents on the east side of that property would be concerned-----who would want several hundred homeless people to be living so close to our homes and our neighborhood?

When a permit was requested of the Salt Lake Planning Commission to establish the Other Side Academy as a future home for former felons, the surrounding neighborhood people all asked similar questions of great concern, "Who would want a bunch of felons to live in our neighborhood?" All that is required of the neighbors and people who currently live in the locality of the proposed site of The Other Side Village is to be open minded and inquire themselves of any of the current neighbors of TOSA, right up in the heart of Salt Lake City, as to their present opinions of TOSA. Their response will be most assuring-----"The best neighbors we have ever had!"

I have made several visits to TOSA with my family. Each visit was an uplifting experience. I can assure you that the Leadership people at TOSA are intelligent, professional people who have but one motive: To lift up people out of their seemingly helpless condition of chaos and squalor. They have the talents and knowhow to make The Othe Side Village a highly successful pursuit---a blessing, rather than a curse for all the potential future residents of The Other Side Village.

With all that is said above, I ask of you, Commissioner Gellner for your support in favor of approving the zoning change which would give the go-ahead for establishing The Other Side Village.

With appreciation, I am,

C. Jay Larson
[REDACTED]

Gellner, David

From: Courtney Giles <c[REDACTED]>
Sent: Wednesday, September 22, 2021 10:30 AM
To: Gellner, David
Cc: [REDACTED]
Subject: (EXTERNAL) The Other Side Village

To Whom it May Concern,

I.E David Gellner

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

From: David Mceuen <[REDACTED]>
Sent: Thursday, September 23, 2021 9:44 AM
To: Gellner, David
Subject: (EXTERNAL) Support The Other Side Village

Hi David, I'm writing to show my support for The Other Side Village project that is open for public comments. I support the zoning change needed for this project. This is an important project to assist the city and its residents who are experiencing homelessness. I know the leaders at the Other Side Village will do a tremendous job and I know they have spent an enormous amount of time working on this project to provide the best outcomes possible for the project's residents. This would be a great use of that property and a great asset to the community.

I am a business owner and commercial property owner in Salt Lake City, next to Pioneer Park and I'm very familiar with the homelessness, street camping, substance abuse, crime and other problems in our community. This project will be major step in providing additional resources to serve the community's needs in addressing homelessness.

Regards,

David McEuen

Gellner, David

From: Dayne Bechtold [REDACTED] >
Sent: Sunday, September 26, 2021 7:47 PM
To: Gellner, David
Subject: (EXTERNAL) The other side village

Hi Mr. Gellner,

My name is Dayne Bechtold and I'm a resident of South Jordan. While this reasoning won't directly effect me I believe if it can help end the homeless epidemic here in the greater salt lake area for those who truly want to be better, than there is no reason we shouldn't help get this village built. I took a look at the properties that are being requested and I see no reason why we shouldn't use it to help the homeless of our city.

Thanks for the work you do!

Sent from my iPhone

Gellner, David

From: Deborah Williams [REDACTED] >
Sent: Wednesday, September 29, 2021 10:01 AM
To: Gellner, David
Subject: (EXTERNAL) Oppose rezoning for homeless village

Dear Mr. Gellner,

I have lived on Indiana Ave just a few blocks away from the proposed site for over 30 years. I have grandchildren that visit often.

Please don't make our neighborhood even more unsafe. I feel that the homeless village would violate my right to feel safe in my own home. I understood that we should've been able to attend a public meeting where we would have the opportunity to give our comments but we were never notified of such a meeting. I ask that you please reconsider this project.

Respectfully,

Deborah Williams

Gellner, David

From: Debra DeFa <[REDACTED]>
Sent: Thursday, September 30, 2021 1:49 PM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village Rezoning

Good Afternoon,

My name is Debbie DeFa and as a resident of Poplar Grove and I am **AGAINST** the rezoning to allow The Other Village to build at their requested site on Indiana Avenue. I hope that this will be taken into consideration as the vote moves forward.

Thank You!!!

Gellner, David

From: D Kent Walker <[REDACTED]>
Sent: Sunday, September 26, 2021 8:48 PM
To: Gellner, David
Subject: (EXTERNAL) Opposition to homeless village

Dear Sir,

Please be advised that I oppose the re zoning of 1850 W Indiana Ave., SLC; as well as the construction of a homeless village and said address.

Thank you

Kent Walker

Gellner, David

From: Devin Thorpe <[REDACTED]>
Sent: Saturday, September 4, 2021 11:25 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

Follow Up Flag: Follow up
Flag Status: Completed

Hi David,

I'm a new-media journalist who ran for Congress last year. I've been honored to know Tim Stay for almost 20 years. I've written extensively about the work of The Other Side Academy. I consider it to be Utah's most successful and impactful poverty eradication tool.

Tim and his team are great humans, focused on solving real problems in our community. I can't be emphatic enough that I support and encourage you to support rezoning to allow for the Other Side Village to proceed. It will improve that neighborhood. It will improve our community.

I lack the data you have, but I have lived downtown for 20 years. I've seen the ups and downs of homelessness in our city. From my vantage point, things have never been worse. I attribute this to the lingering opioid crisis, the lack of a meaningful minimum wage and the dire lack of affordable housing. The Other Side Village will address the latter problem. As you likely know, success in helping people overcome their other challenges has been demonstrated to improve if they are housed first.

The Other Side Village is not a complete solution for Salt Lake City but this isn't reason to oppose it. That is the reason to do it faster and to look for opportunities to replicate what works there elsewhere.

Thanks for your consideration.

Let's do some good!

dt
Devin D. Thorpe
[REDACTED]

P.S. The best part of email is that it is asynchronous. I've sent this message at a time that is convenient for me. Life features a bountiful trove of human activities more important than reading my note. Please don't ever feel pressure to respond before it is easy for you.

Gellner, David

From: Ellen Garn [REDACTED]
Sent: Thursday, September 23, 2021 4:49 AM
To: Gellner, David
Subject: (EXTERNAL) Other side village zoning change

- I support this zoning change as it will bring additional permanent supportive housing to the Salt Lake market and give those experiencing homelessness a safe and sober environment to change their lives.

Thank you, Ellen Garn

SLC resident

Gellner, David

From: Elna Hamp <[REDACTED]>
Sent: Tuesday, September 7, 2021 11:32 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village - Support

David, I am in support of The Other Side Village! I have been to Community First in Austin three times and seen what works and doesn't work to change lives. In addition, I have been to TOSA and talked to the folks who have benefited from the "community as method" that Joseph, Tim, Dave, and others are deploying. The results are remarkable and will be a framework for The Other Side Village.

Salt Lake City's village plan will be an example to the world of how Utah cares and treats people in desperate need. A place where those that need help can live in a home and have a village that will help them lead productive and meaningful lives amongst friends.

Elna Hamp
Clinic Administrator
Jordan Landing Clinic

Gellner, David

From: Esther Stowell <[REDACTED]>
Sent: Thursday, September 2, 2021 11:27 AM
To: Gellner, David
Cc: Ima Mmi; Poplar Grove 2; Faris, Dennis
Subject: (EXTERNAL) PLNPCM: 2021-00787 - Zoning Map Amendment for The Other Side Village

David,

My name is Esther Stowell, Resident of Poplar Grove, the location for the referenced zoning application.

I want to draw your attention to the Facebook Page residents in our neighborhood are using to voice their opinion about this map amendment request: <https://m.facebook.com/145826534316844/>

We'll continue to raise awareness and submit the necessary comments, in opposition of this request, as requested in your letter to the Poplar Grove Community Council dated Aug 13, 2021.

Thank you for your time.

Esther Stowell

Gellner, David

From: Heidi Van Ert <[REDACTED]>
Sent: Wednesday, September 22, 2021 4:00 PM
To: Gellner, David
Subject: (EXTERNAL) The Other Side village

Dear Mr. Gellner:

Please approve the amendment change so that The Other Side Village will be able to assist and help those currently living without homes.

Heidi Van Ert, retired teacher and community member

Gellner, David

From: Ilauna Gurr <[REDACTED]>
Sent: Saturday, September 25, 2021 9:43 AM
To: Gellner, David
Subject: Re: (EXTERNAL) The Other Side Village

Dear Mr. Gellner,

I have been very impressed with the success of The Other Side Academy and am hopeful that the same principles of self-reliance , peer accountability, and connectedness could bring the same help and success to The Other Side Village. This seems like a good formula for helping the homeless help themselves. Please make the zoning change necessary so The Other Side can bring services to residents and hopefully the surrounding neighborhoods.

ilauna gurr

Sent from my iPhone

On Sep 24, 2021, at 2:56 PM, Gellner, David <David.Gellner@slcgov.com> wrote:

Είμαι τόσο εντυπωσιασμένος από την Οττερ Σάιντ Ακαδημία, ανδ' η οποία τη
τη στιγμή πριν χιλιάδες οφ' σελφ- ρελιανς, περ' αχχουνταβιλίτς, ανδ' χοννεχτεδ
νέος χουλδ βρινγ της σάιντ ηελπ το Τη Οττερ Σάιντ ζιλλαγε. Ως νεεδ α νεω το τ
η ηομελες ηελπ τημεσελπες. Πλεασε μακε τη ζονινγ χηανγε σο Τη Οττερ
Σάιντ χαν σερωιχες το ρεσιδεντς ανδ' ηοπεφυλλς τη συρρουνδινγ νειγηβορηο
οδς. #

Gellner, David

From: Jackie Daniels-Brown <[REDACTED]>
Sent: Thursday, September 23, 2021 10:53 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

Hi there,

I am writing in support of The Other Side Village. Our community is in desperate need of what the village could offer to our unsheltered friends and relatives - safety, dignity, respect, compassion, resources and services, consistency - I could go on and on about the benefits that the village would provide but I'd like to say also that the city's current responses toward unsheltered folk's existence have fallen drastically short of what is needed. The Village offers what IS needed. The city has been sending messages not just to unsheltered folks but to the entire city and state (and frankly, to the rest of the country) that the way SLC addresses mental health, addiction, and homelessness is to displace, provide scant resources, and throw the rest in the trash. I am very happy that the city has decided to consider the Village as it sounds like the city has chosen to set a different example. I am not originally from UT but have lived here half my life, and I've noticed that SLC likes to talk about how different of a city it is but actions speak louder than words. All last year we heard gov Herbert say "if you love your neighbor wear a mask" - this city emphasizes caring for your neighbor a LOT. The village is the ultimate expression of caring for your neighbor. I have spent time at many camps and have met many folks living on the street. They are kind, caring, giving people. They are creative, they are accountable to themselves and others. They create family when their own is gone. They have incredible hopes and dreams for their futures that could really get them places. They are helpful and respectful and many just want to have peace, just like I do and probably just like you do. As a city, we need our officials to teach the community as a whole, through actions, that our unsheltered friends are just that - friends, neighbors, family - not dehumanized beings. Please continue with this Village project. Help us educate people who oppose this project. Our current way of doing things is not sustainable and it is not working. It is literally traumatizing hundreds if not thousands of people over and over again. We need this project as a community to heal and to truly actually be good neighbors.

Thank you for your time,
Jackie Daniels-Brown
[REDACTED]
SLC, UT 84105

Gellner, David

From: Jaden McCarrey [REDACTED] >
Sent: Monday, September 27, 2021 2:33 PM
To: Gellner, David
Subject: (EXTERNAL) The Village an Asset to SLC

To whom it may concern,

The Village has created a self-sustaining model that will help address homelessness in SLC.

This program will be an invaluable asset to the city and I give it my full recommendation.

Kindly,

--

Jaden McCarrey

Gellner, David

From: Jeff Howell <[REDACTED]>
Sent: Wednesday, September 22, 2021 9:36 PM
To: Gellner, David
Subject: (EXTERNAL) Support zoning changes

Hi David,

I support the zoning change for the other side academy.

Thank you,

Sent from my iPhone

Gellner, David

From: Joseph Grenny <[REDACTED]>
Sent: Saturday, September 4, 2021 8:27 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello, David,

Thank you for your service to our city. I have lived in Salt Lake City for the past four years. I love it. And yet I can see that some things are terribly broken. We continue to add resources for the homeless and little seems to improve. I am a supporter of The Other Side Village because I believe it is a new and different solution that might help some to permanently change their lives. I believe the land under consideration on Indiana Avenue is an ideal location – close enough to the city but far enough from immediate neighbors that it will have time to prove that it is a safe place. I have great confidence in The Other Side Academy to do this in a way that the neighbors will be very happy with once they see it.

Please approve their request for use of the land so that Salt Lake City can start helping some of these suffering people to change their lives.

Thank you,
Joseph Grenny

Gellner, David

From: John Gurr <[REDACTED]>
Sent: Thursday, October 7, 2021 1:11 PM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Villages

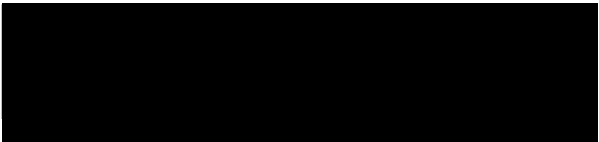
Importance: High

I support this zoning change for The Other Side Villages ... it will bring additional permanent supportive housing to the Salt Lake market and give those experiencing homelessness a safe and sober environment to change their lives. Living in the Rio Grande area, I know full well how dire circumstances can be for the homeless and recognize that this would be a meaningful way to assist those in greater need.

Thank you.



JOHN GURR, CCIM, SIOR
INTERNET PROPERTIES



Residence:

[REDACTED]
Salt Lake City, Utah [REDACTED]

Gellner, David

From: Joseph Williams [REDACTED] >
Sent: Wednesday, September 22, 2021 7:16 AM
To: Gellner, David
Subject: (EXTERNAL) Homeless proposal

Dear Mr. Gellner,

I am emailing you today because I oppose the other side village proposal on Indiana Avenue. I live just less than 10 minutes away from the proposed site, and I am opposed to the project, because of the drug use and the level of crime it will bring to the area. Not to mention the affect it will undoubtedly have on property values for the surrounding area.

Gellner, David

From: Jesselie Anderson [REDACTED]
Sent: Saturday, September 4, 2021 1:09 PM
To: Gellner, David
Subject: (EXTERNAL) Other Side Academy Village

Follow Up Flag: Follow up
Flag Status: Completed

I'm writing to urge your support for The Other Side Academy Village. They have the expertise and experience to assure that the village is successful and gives those that live there a chance for a better more stable and productive life.

Please support this!

Jesselie and Scott Anderson
[REDACTED]

Jesselie B. Anderson

Gellner, David

From: Julie F <[REDACTED]>
Sent: Wednesday, September 29, 2021 12:02 PM
To: Gellner, David
Subject: (EXTERNAL) Vote NO for Indiana Ave Village

Dear Mr. Gellner,

I am writing this email in regards to the project being planned for the Other Side Village on Indiana Avenue. My mother is a long time resident of Salt Lake City, specifically, directly on Indiana Avenue, having purchased her home in 1991.

Throughout the years, living here, we have encountered homeless concerns, break ins, car fires, drug raids at neighboring homes, shootings, and hit and runs, all in our small block area.

We are extremely concerned that the if there is approval of this new homeless community that it will bring an already stressed area, so much more crime. Please, our police force is already completely maxed out even to the point of highlighting the death of the University of Utah student #22 Mr. Aaron Lowe, where the response time was over 2 hours. Our city does not have the resources for this.

Please do the West side of Salt Lake City right and vote NO!! on the Other Side Village.

Thank you!

Gellner, David

From: Justin McKelvy [REDACTED] >
Sent: Thursday, September 30, 2021 8:31 AM
To: Gellner, David
Subject: (EXTERNAL) Oppose removing the Indians Parcel for the homeless village

Hello David,

I am writing to oppose removing the Indians parcel proposed for the homeless village. Though I support the idea of helping provide infrastructure to assist a population in need. I feel that the area of poplar grove is already supporting a large population of displaced homeless and already supports this community with other resources. I would like to see this in the valley of Salt Lake if responsibly executed, but Poplar Grove has already done it's fair share to help and is in need of additional community building infrastructure for non-homeless residents. Every day my family and I see homeless people around our home and on the 9 line trail where they leave significant piles of trash and sleep at night, they are in our bushes near our homes and parks and at times can be unsettling. There is human feces and needles being reported around our neighborhoods from those displaced from existing resources in the area. I see this proposed community as another draw for more homeless to the area where those who will not be able to make it in the community will be pushed into our green spaces, alleys, and backyards where there is no capacity to manage it. I want help and resources like this, but I don't think this community is safely able to shoulder more than what it is already carrying.

Thank you,
Justin McKelvy
Resident of Poplar Grove

Gellner, David

From: Keri Keech [REDACTED] >
Sent: Monday, September 27, 2021 8:08 AM
To: Gellner, David
Subject: (EXTERNAL) Other Side Villages

Sir,

I am opposed to the building of the village for the homeless. I know it is a big problem. I deal with it every day. I will not go for a walk by myself in my own neighborhood due to the amount of the homeless in my area. If that village is built it will make the matters worse.

Sent from my iPhone

Gellner, David

From: Kristina Pulsipher <[REDACTED]>
Sent: Thursday, September 23, 2021 7:30 PM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

Good evening, Mr. Gellner, I wanted to express my support for The Other Side Village and their efforts. I feel this will be a tremendous asset to the community. Not only will it provide much needed housing, but also teach trades and employable skills. This is not just a place to put people who are then out of sight, out of mind, but truly will change lives and enrich our city, county, and state.

Sincerely,
Kristina Pulsipher

Gellner, David

From: [REDACTED]
Sent: Tuesday, September 21, 2021 8:34 PM
To: Gellner, David
Subject: (EXTERNAL) Support for Zoning Change for The Other Side Village

Dear Mr. Gellner,

I support the zoning change for The Other Side Village.

Thanks for your consideration.

Larry Brown

Gellner, David

From: Lew Swain <[REDACTED]>
Sent: Monday, September 6, 2021 12:01 PM
To: Gellner, David
Subject: (EXTERNAL) Other side village

Follow Up Flag: Follow up
Flag Status: Completed

David I have followed the few news pieces that have addressed the proposed Other Side Village project that is proposed for the West side of Salt Lake. It is my understanding that the site for this project is currently being considered for a rezone. I believe this project will do more to address the needs of the homeless community in Salt Lake than any of the existing shelters or food kitchens could ever do. I have spoken to those who are proposing this project. This is a site that will help displaced people achieve significant help in their desires to become self reliant. People will be in their own homes with accessibility to medical, dental, and counseling services on site. They will have a small grocery store which will lessen the need to travel some distance for their food. The residents will have employment opportunities in the village and employment support for jobs in the community. Those who will become residents of the village will agree to the village rules, all of which will direct behavior towards being good law abiding members of a supportive community within the larger community of Salt Lake.

It is my understanding that the city will be contributing the land but private funds will be used for the improvement of the project. This seems like the best offer the city of Salt Lake has ever been presented with to address the huge social costs associated with homelessness.

I am in full support of this rezoning request and hope that this can be the first of many such projects throughout the state.

Lewis Swain

Gellner, David

From: Lisa Adams [REDACTED]
Sent: Thursday, September 30, 2021 5:59 PM
To: Gellner, David
Subject: (EXTERNAL) Zoning Change for The Other Side Village

Dear David,

Just a quick note to offer support for the requested change of zoning for the proposed Other Side Village.

As a former planning commissioner and former council member, I do not take zoning changes lightly. I know that long-term repercussions, precedent, and unintended consequences must be taken into account. Knowing all of that, I still support this zoning change as a way to help our city tackle the significant problems we have with the unhoused and with affordable housing. The Other Side Academy has a proven track record. Consistently, TOSA improves the community where it is located. Witness the change on Seventh East between South Temple and First South. Where once there were two eyesores that attracted squatters, there are two beautiful homes where new lives begin, and pages are turned. I have no doubt that the Other Side Village will be a force for good in the area surrounding it.

Sincerely,
Lisa Ramsey Adams

Gellner, David

From: Lisa Hansen <[REDACTED]>
Sent: Thursday, September 23, 2021 3:51 PM
To: Gellner, David
Subject: (EXTERNAL) Supporting the Village

David:

I'm writing as a Utah licensed mental health professional not associated with the Village to offer my experience that the Village as proposed will be an asset to Salt Lake City that will be envied by other cities in the mountain west as the highest standard of care. The Village and The Other Side Academy demonstrate that we know how to lift and change people, and we know how to make this work as an integral part of our classy and beautiful city.

Our community wants to do the right thing. This is it. I encourage you to support the re-zoning of property that would allow the Village to move forward.

Lisa T. Hansen

Lisa Tensmeyer Hansen
She, Her, Hers
PhD, LMFT
Center for Couples and Families



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Gellner, David

From: Ella Griffin <[REDACTED]>
Sent: Monday, September 20, 2021 8:36 PM
To: Gellner, David
Subject: (EXTERNAL) No to the other side village on Indiana ave and redwood road arena

Follow Up Flag: Follow up
Flag Status: Flagged

My mom says I won't be able to ride my bike by myself anymore if the other side village gets built 5 blocks away from my house. I am 9 year old.

Marce

Gellner, David

From: Mary Kingston <[REDACTED]>
Sent: Tuesday, September 21, 2021 11:23 AM
To: Gellner, David
Subject: (EXTERNAL) PLEASE DO NOT REZONE THE INDIANA PARCEL!!!

Follow Up Flag: Follow up
Flag Status: Flagged

PLEASE do not use the parcel on indiana ave. for the proposed homeless village. there are mulitple residents and schools within walking distance of that area and multiple kids that the homeless community could potentially pose a threat to. our family has lived on indiana for decades and has multiple children who frequently visit and live on indiana. Placing the homeless village there would force us to relocate and leave our precious home with concerns for the safety of our children. its not just our family either, like i mentioned before there are multiple residential neighborhoods, schools, churches, etc. again PLEASE PLEASE PLEASE RECONSIDER THIS DECISION AND PLACE THE VILLAGE SOMEWHERE ELSE!

Gellner, David

From: melinda richards <r[REDACTED]>
Sent: Sunday, September 26, 2021 7:34 PM
To: Gellner, David
Subject: (EXTERNAL) Please support The Other Side Village!

I absolutely support the zoning change to allow The Other Side Village to be built! It will bring additional permanent supportive housing to the prohibitively expensive Salt Lake market and give those experiencing homelessness a safe home base as a foundation to change their lives.

[Sent from Yahoo Mail on Android](#)

Gellner, David

From: michelle smith <[REDACTED]>
Sent: Monday, September 20, 2021 8:45 PM
To: Gellner, David
Subject: (EXTERNAL) No to the Other Side Village on Indiana Ave and Redwood Road area

Follow Up Flag: Follow up
Flag Status: Completed

I moved to Glendale 47 years ago. My dad passed away last year and I bought his house in Glendale also.

There were two roads to get to my house, but a couple of years ago they blocked off my road to make it nicer for people to walk on the 9line trail.

The 9line trail would turn into the pathway for the Other Side Village to get to Smith's Food King, the park next to it, the Jordan River trail, and the Peace Gardens. I drive public transportation. I see everywhere in the valley where the shelters and programs are placed, riffraff tends to surround it.

Our neighbor hood is already too fragile to bear this weight. I already have to call the police on average of 4 times a year. If the Other Side Village gets build there, I anticipate that I will have to call the police 12 times a year. Please explore other avenues for this tiny home village.

Thank you,

Michelle Smith

Sent from [Mail](#) for Windows

Gellner, David

From: Mindy Young <[REDACTED]>
Sent: Saturday, September 4, 2021 8:37 AM
To: Gellner, David
Subject: (EXTERNAL) Support for The Other Side Academy

Follow Up Flag: Follow up
Flag Status: Completed

Hello!

My name is Mindy Young and I am the Managing Director of Equality Utah. I am writing to ask for support for The Other Side Academy.

I have been personally volunteering with this group for a few years now and have been thrilled by the collaboration between Equality Utah and TOSA- so much good happens when we work together. I have also served on the board of the Salt Lake Salvation Army and I have been so grateful for all the volunteer hours that TOSA has been willing to do for The Salvation Army. I have seen the lives that are affected by this beautiful organization and want to do all I can to see it grow and flourish.

I fully support this zoning change and know it will do so much good for our community - especially those experiencing homelessness. What a beautiful way to help them become sober in a beautiful environment that they can change their lives for good.

Please feel free to call me on my cell phone if I can offer anything further 4356913575.

Best,

--

Mindy B. Young, MFA
Managing Director
She, Her, Hers



www.equalityutah.org

[Become a Business Equality Leader Today!](#)



[Our work continues, become a sustaining donor today!](#)

Gellner, David

From: Miriam Lopez [REDACTED]
Sent: Wednesday, October 6, 2021 2:15 PM
To: Gellner, David
Subject: (EXTERNAL) We oppose!!!!!!

Follow Up Flag: Follow up
Flag Status: Completed

We oppose the rezoning of the indiana parcel for a homeless village!!!!

Gellner, David

From: Moe Egan <[REDACTED]@theothersidevillage.com>
Sent: Wednesday, September 22, 2021 9:54 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village

David, this is an opportunity for the chronically homeless to get the American Dream back on the table. This is a human problem that demands a human response. I'm confident that we can address this issue, person to person, human to human and heart to heart. That's how you move the needle with this population...I know. I'm 16 years clean and sober...smoked drugs for 25 years and I was homeless in San Francisco for 10 years. This model and culture of peer accountability worked for me and it will work for Salt Lake City's homeless population as well.

Moe Egan
Director of Neighbor Recruitment
[REDACTED]

Gellner, David

From: NICHOLAS CRAIG JACKSON <[REDACTED]>
Sent: Wednesday, September 29, 2021 11:40 AM
To: Gellner, David
Cc: samgrenny@gmail.com
Subject: (EXTERNAL) The Other Side Academy - Village

Hi David,

My name is Nick Jackson, and I am a Finance Major at the University of Utah. I am a member of the Goff Strategic Leadership Center and have been placed on a team in charge of developing a sustainable business plan to implement at the proposed village for The Other Side Academy. I understand that support for developing this village has been contested, but I would like to demonstrate to you that this matter is being taken very seriously. I believe plans for this project should be approved, and I believe this community will combat the homeless crisis Salt Lake City has faced for years.

We have decided to address how this community will become self-sufficient. Donations are great, but we hope to have this community be able to sustain itself as soon as possible. We have been studying other successful communities for individuals experiencing homelessness, such as Community First! in Austin, Texas, and La Fageda in Spain. These communities have found a way to employ homeless individuals in their community-based social enterprises, thus allowing them to gain work experience and pay their rent. In both cases, the social enterprises implemented have generated a significant amount of revenue, attracting more residents and allowing for expansion. We have several ideas for social enterprises that can generate revenue for the community. Now, we are conducting market research and a series of financial analyses to determine if and how these ideas can support the community. We have access to some of the finest business professionals in the state, and plan on utilizing their expertise to help this project succeed.

I would love to keep you updated on our work if you are interested. We are high-achieving students who are enthusiastic about the idea of helping our community. However, all our efforts will be in vain if this project is not approved by you and your associates. I urge you to give us a chance to succeed in our goal of developing a sustainable social enterprise for this community to combat homelessness in Utah.

Thank you for your time,

Nick Jackson

Gellner, David

From: Nigel S <[REDACTED]>
Sent: Tuesday, September 7, 2021 1:48 PM
To: Gellner, David
Subject: (EXTERNAL) Other Side Village Public Comment

David,

My name is Nigel Swaby. I'm the Chair of the Fairpark Community Council whose boundaries are also adjacent to the proposed project. I'm writing to express conditional support of the Other Side Village project proposed at 1850 West Indiana Ave. This is my opinion and independent of the Fairpark Community Council.

I fully support the mission of the Other Side Academy. They have been a good neighbor at their current location and run an effective program. I have no reservations about their ability to successfully operate the Other Side Village.

My concern lies in the location being part of the 9-Line RDA zone which requires commerce and sales tax to replenish the funds loaned for the development. Whether the Other Side Village uses RDA funding in this project is immaterial as there is an opportunity cost for acquiring such a large parcel in that zone.

I have spoken to the operators about this challenge. As long as some of the planned amenities like the grocery store and theater are structured as for profit entities and not rolled into the Other Side Village as non-profit, then they have my support. Thanks for your consideration.

Best regards,

Nigel Swaby

[REDACTED]

Gellner, David

From: Swaby Real Estate <[REDACTED]>
Sent: Thursday, September 30, 2021 2:15 PM
To: Gellner, David
Subject: (EXTERNAL) Other Side Village Rezone

David,

I'm writing to express my support for the Other Side Village rezone on Indiana Ave. I live in the Fairpark neighborhood and grew up in Glendale. I'm well aware of the inequities the west side of Salt Lake has faced for my entire life.

At first look, adding 400 deeply affordable units to the west side looks inequitable. Frankly, if this was another developer or provider, I would be completely opposed to this project. But it's not. It's the Other Side Academy who has a great track record for community improvement and business development. Their current project is effectively invisible to neighbors, except for the improvements to the community it has made.

There has also been discussion about the property being in the 9-line RDA. Andrew Johnston has assured me that it's not. Regardless, the neighbors in the area have an expectation of community amenities being built in the area. I think it's critical their requests for specified amenities be met. I believe TOSA will at least discuss it with them, if not agree.

I've toured TOSA many times, had them present this plan at Fairpark Community Council and have spoken to them privately about it. I believe they are capable of making this project work and they have my support.

Thanks for your consideration.

Best regards,

Nigel Swaby

[REDACTED]

Gellner, David

From: Nicholas Smith [REDACTED]
Sent: Saturday, September 4, 2021 8:50 AM
To: Gellner, David
Subject: (EXTERNAL) Support For The Other Side Village Zoning

Follow Up Flag: Follow up
Flag Status: Completed

David,

I support the zoning change for The Other Side Village. This change would provide much needed support for the homeless population and also enrich the surrounding community.

Please approve this request . If we all do our part we can create something that creates lasting change in the lives of so many.

Sincerely,

Nicholas Smith

The Other Side Village Supporter

Gellner, David

From: 'Olivia Manavahe <[REDACTED]>
Sent: Sunday, September 19, 2021 2:00 PM
To: Gellner, David
Subject: (EXTERNAL) Opposed to "Other Side Village"

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

My name is Olivia Manavahe, and I am from the Poplar Grove area. I am opposed to the idea of building the "Other Side Village" as there are problems we already face within the area, resulting in being cautious and attentive. Building the "Other Side Village" near a school isn't very ideal, as children should feel safe in their learning environment . I may sound biased, but there are people within these areas that aren't safe to be around especially for kids. Please reconsider this matter, as it not only affects the children but the neighborhood as a whole.

Thank you for your time.

Gellner, David

From: Cathryn Graham [REDACTED] >
Sent: Saturday, October 2, 2021 7:22 AM
To: Gellner, David
Subject: (EXTERNAL) The Other Side Village Zoning Amendment

Please add me to the list of Salt Lake City residents who SUPPORT the Other Side Village concept and its Zoning Amendment Application currently under review by your department.

I support the Zoning change!

I know this land parcel very well; managed its use for over 30 years as a City administrator and believe it is an appropriate final use for this site!

I support this Zoning Amendment because it helps address a very critical, and currently unmet Salt Lake City issue and it is in alignment with the City's goals. The Zoning Amendment will bring additional permanent and supportive housing to the Salt Lake City market and give those who experience homelessness a safe and respectful environment to live and change their lives!

I know very well the issues of homelessness in Salt Lake City by volunteering on a daily basis as an advocate and voice for these underserved residents.

This land parcel has sat underutilized for over 40 years. Time to place it to good use!

The Other Side Academy community is the REAL DEAL!!!!

Rick Graham

[REDACTED]
Salt Lake City, Utah. [REDACTED]
[REDACTED]
[REDACTED]

Gellner, David

From: Richard Stowell [REDACTED] >
Sent: Monday, September 6, 2021 2:44 PM
To: Gellner, David
Subject: (EXTERNAL) PLNPCM: 2021-00787 - Zoning Map Amendment

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Gellner:

Please note my opposition to rezoning land currently under consideration for The Other Side Village near 1850 Indiana Avenue.

I object to the rezoning as strongly as possible.

Our neighborhood needs many things. A village along the lines The Other Side describes is not one of them, and to rezone to make it easier to allow them to proceed with their plans is an affront to the interests of our neighborhood and those who live here.

Thank you.

Rich Stowell
[REDACTED]

Gellner, David

From: sara day <s[REDACTED]>
Sent: Wednesday, September 22, 2021 10:29 AM
To: Gellner, David
Subject: (EXTERNAL) I Support The Other Side Village

Hello,

My name is Sara Day, I live on the west side of Salt Lake City and I am a strong supporter of The Other Side Village. I believe this project will both help the unsheltered of our city and will be an asset to the neighborhood. Here is my information:

Sara Day

[REDACTED]
Salt Lake City, UT 84116
[REDACTED]

Thank you!

Sara

Gellner, David

From: Seth Andrews <[REDACTED]>
Sent: Sunday, September 26, 2021 5:02 PM
To: Gellner, David
Subject: (EXTERNAL) Other Side Village zoning

Please approve the Other Side Village zoning request. I support this zoning amendment because it helps to address the critical issue of homelessness in Salt Lake City. The land in question is currently under-utilized to its potential.

Seth Andrews
[REDACTED]

Gellner, David

From: Sheila Cancilla <[REDACTED]>
Sent: Tuesday, September 7, 2021 1:00 PM
To: Gellner, David
Subject: (EXTERNAL) Other Side Villages zoning support

Hi David,

I am writing in support of zoning changes for The Other Side Villages project.

There are many chronically homeless citizens who cannot afford stable housing nor access section 8 housing support due to multiple circumstances, some related to previous history of substance use disorder and poor decisions made which adversely affected their criminal background while under the influence.

Additionally this population really needs the level of community support which would be provided in this project, further this population would likely fail in the mainstream housing environments due to lack of support and sense of community among people who have experienced similar circumstances.

I ask you to consider the zoning changes required to allow this valuable project to move forward.

The model that The Other Side Academy uses has demonstrated clear and proven success. There are multiple states who have also utilized similar models with proven success.

I feel quite confident that with the planned on-site support from Fourth Street Clinic and Valley Behavioral Health, these citizens will be able to achieve the goal of long term stable housing and also be able to receive the necessary mental and physical health support.

Thank you for your consideration

Sheila Young RN

Sent from my iPhone

Gellner, David

From: Samuel Mills [REDACTED]
Sent: Tuesday, September 14, 2021 5:30 AM
To: Gellner, David
Subject: (EXTERNAL) The other side village

Follow Up Flag: Follow up
Flag Status: Flagged

Hi David

I am a long time resident of the Glendale community. And am extremely concerned with this project. I am worried that the public comments will not be taken seriously and it seem the city has ready made a decision on the location. I have contemplated the benefits of this. And I do have empathy and an open mind towards those in our community experiencing homelessness. For a period of my life I was struggling with homelessness. And I have had family members and friends who have as well. I understand there are limited and complicated nuances and resources available. Yet having been close to this lifestyle I have seen what it can bring to a community. I have worked with our public schools on the west side for over 15 years. And the amount of drug paraphernalia and mentally ill individuals I have had to clear out before children show up to the grounds is immeasurable. This location is withing 5 miles of multiple elementary schools and a junior high. Adjacent to the nine line trail that is already declining. That nine line trail will be the only way to connect this to the downtown city. All this will do is bring a huge influx of traffic to this already struggling neighborhood. I understand the other side has strict rules for individuals in the program and I respect the work they have done. Yet there has been nothing said about the surrounding community of homeless or crime that is not living or allowed in the community that will undoubtedly still have ties to individuals in the community. Are there additional police resources or community resources to protect tax payers properties families children or neighborhood... I have yet to see that. This neighborhood is already struggling. And once again this is something just pushed on the west side. Where the majority of the demographic will not reach out to the city due too the fear of even talking to a government official. This will undoubtedly bring a huge amount of crime and even more people living and openly using drugs into this community I. That is already struggling. There is no equity in this being pushed on the west side. As a minority I'm extremely offended that the mayor declared racism a public health crisis. And then openly supported pushing this into a struggling community that is primarily minorities who will not speak out. Because it's the only parcel of land they could find. It took me three hours of searching to even find this means of public comment. Quite frankly the city should be ashamed of how it is handling this proposal.

Sam mills

Gellner, David

From: Samantha Perez [REDACTED] >
Sent: Monday, September 20, 2021 2:40 PM
To: Gellner, David
Subject: (EXTERNAL) Fwd: The Village at Poplar Grove

Please see below.

Samantha P.

Sent from my iPhone

Begin forwarded message:

From: Samantha Perez <[REDACTED]>
Date: September 20, 2021 at 1:38:54 PM MDT
To: mayor@slcgov.com
Subject: The Village at Poplar Grove

Hello,

As a resident of Poplar Grove, I do not support the construction of The Other Side Village in my neighborhood, mere blocks from my house. This is placing an already predominantly ethnic community with more hardships and I do not support this vision. If you have any additional questions, please reach out.

Thanks,

Samantha Perez

Sent from my iPhone

Gellner, David

From: Sarah Winkler <s[REDACTED]>
Sent: Sunday, September 5, 2021 11:13 AM
To: Gellner, David
Subject: (EXTERNAL) support of The Other Side Village's zoning amendment application

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Personally and professionally I strongly support The Other Side Village's application for zoning amendment at 1850 Indiana Avenue from PL to FB-UN2.

Thank you for your consideration.

Sincerely,
Sarah L. Winkler, AIA, S.E., LEED AP
[REDACTED]

Gellner, David

From: Tim Glenn <[REDACTED]>
Sent: Wednesday, September 22, 2021 8:09 AM
To: Gellner, David
Subject: (EXTERNAL) Other Side Village public comment

Hi David,

My name is Tim Glenn. I live in the Poplar Grove neighborhood - about a half mile from the proposed Other Side Village property. I'd like to offer public comment on the rezoning and the project itself. Thanks for the opportunity.

I think it's important to start off by saying that I support this project. It's important for people experiencing homelessness to have dignity and access to housing. Being someone who lives within walking distance of the project location, with kids who also go to school down the street from this location, I want to make it clear I support the rezone. Thanks to the city for their efforts. That said, I think it's important the city is proactive in considering how this fits in with the west side master plan and what steps they plan to take in order to continue to support this project going forward.

The perception that a person might have about this project is just a little too close to the classic stereotypes of Salt Lake City. When looking at this location, it would be pretty easy to come to the conclusion that the city is pushing people experiencing homelessness as far west as it can, asking them to live on an old landfill, an area of the city that the West Side Master Plan calls unsuitable for living, in the middle of M1 manufacturing zoning and with little infrastructure. I'm not saying this is the actual motivation, but it's easy enough to tell that story.

The M1 zoning surrounding this plat of land will impact access to food, services, jobs, and more. I won't claim to be an expert on zoning across the city, but I wonder if there is any other location in the valley where a new neighborhood would be completely surrounded by M1 zoning? Will the city be proactive in revisiting zoning for the surrounding area?

Currently, the West Side Master Plan describes the west side of Redwood Road as not suitable for housing because of the type of manufacturing that has existed there. That plan calls for more commercial type zoning and using I-215 as a natural barrier to M1 zoning going forward. This was based on community input and the hope that Redwood Road could become a gateway to the neighborhood and commercial nodes. How does this project fit into that plan and impact that plan?

Currently this is a plat of land that has zero sidewalks connecting to it. Are there any new plans in development for improving the infrastructure connected to this location? Not only is it not currently accessible to someone in a wheel chair, but it doesn't seem to be in the spirit of the project. As I understand it, the village will likely house a population that does not have a high percentage of vehicle owners. How does the city plan to add foot-centric infrastructure and improve the walkability of this area?

Again, thank you for the opportunity to submit public comment. I think the rezone may be beneficial in many ways. But I strongly believe the city needs to be proactive in finding solutions to these other issues as well or it could be seen as an action that only pushes a problem out of view rather than trying to solve it.

Thanks,
Tim Glenn
Poplar Grove

Gellner, David

From: Tracy Walker <[REDACTED]>
Sent: Sunday, September 26, 2021 10:25 AM
To: Gellner, David
Subject: (EXTERNAL) Oppose Homeless Village

Mr. Gellner,

I am a Poplar Grove resident and I am writing to express my OPPOSITION to the proposed location at 1850 Indiana Avenue for the homeless village. I would prefer to see the land used for community based opportunities like a grocery store, coffee shop, restaurants, etc.

Thank you,

Tracy Walker

Gellner, David

From: Tyler Clancy <[REDACTED]>
Sent: Wednesday, September 22, 2021 2:37 PM
To: Gellner, David
Subject: (EXTERNAL) In support of The Other Side Village

Good Afternoon David!

I just wanted to send in a note of my support for The Other Side Village. I believe this is not the silver bullet to help end homelessness but it is absolutely a critical factor in this complex issue.

Thanks again,
Tyler Clancy

--
Tyler Clancy
Executive Director



Gellner, David

From: Umu Tafisi <[REDACTED]>
Sent: Wednesday, September 8, 2021 1:24 AM
To: Gellner, David; Mayor
Subject: (EXTERNAL) Other Side Village Proposal - Public Commenting Period

Follow Up Flag: Follow up
Flag Status: Completed

Mayor Mendenhall and Mr. Gellner:

I write to request that you not approve the Other Side Village plans ("OSV Project") to build a massive homeless service and housing site for the chronically homeless, on the City-owned parcel at 1850 W. Indiana (900 South). A major concern that's critical for you and local councils to thoroughly evaluate and assess, in understanding "why" the Other Side Village should not be placed in Glendale/Poplar Grove, is that they are high crime locations. Moreover, several questions and concerns remain yet to be answered about the OSV Project.

I am personally connected to Glendale and Poplar Grove. I am a former resident of Council District 2. I have many close family members still residing in Glendale and Poplar Grove. I visit the community regularly and often, at least once a week to visit family members and support local businesses. I know and care about Glendale and Poplar Grove.

Unfortunately, data publicly available (including by the city PD) clearly indicates that crime rates are high in these locations. This data doesn't surprise me, and it is material and should not be ignored. This is especially important when comparing crime rates to other cities and locations across Salt Lake County and the State of Utah. For example, [NeighborhoodScout.com](https://neighborhoodscout.com) rates the proposed Glendale/Poplar Grove location as a "Most Dangerous" area, and surrounding areas are similarly designated. So, *why would it make sense to place a service and housing site for populations that are vulnerable to drug-use and crime, in a communities already wrestling with high rates of drug-use and crime?* It doesn't make sense.

Furthermore, there are thousands if not hundreds of thousands of *safer* vacant lots that could house the OSV project across the County and across the State. What other locations have been considered? How can the community, residents and our families be assured that a thorough, impartial, and methodical due diligence process has or will take place addressing the OSV Project proposal? Otherwise, the OSV Project is just rushed at light-speed without fair consideration for legitimate concerns, including with respect to safety and impact on the communities *as well* as impact on the OSV Project's vulnerable populations.

Notably, I was informed at the Glendale Community Council meeting for the OSV Project (in August 2021), that the proposed site was targeted because OSV needs at least 30-45

acres to build on. If this is true, there are several open lots throughout the Salt Lake Valley, Salt Lake County, and across the State of Utah, that have at least 30-45 acres. What other specific expansive locations have even been considered for the OSV Project? What criteria disqualified those sites from being selected?

Importantly, why would the OSV Project be concentrated in just one location, when they should be spread out across the County and State? Why must Glendale and Poplar Grove shoulder a significant undertaking that should instead be spread out and carried by multiple communities across the County and across the State of Utah?

Please be prepared to discuss specific details and confirmed and impartial analyses during Glendale Community Council's upcoming September meeting. I was informed that the OSV Project will be a topic of discussion at the meeting - which would be helpful to have since the public commenting period for the OSV Project is only 45 days and ends September 30th (can this date also be extended to ensure fair due process and transparency for residents)?

I appreciate your immediate feedback on the above points and concerns. These are just a few of the concerns and questions that I have right now.

Regards,
Umu

ATTACHMENT G: Department Comments

CITY DEPARTMENT COMMENTS

Engineering – Scott Weiler

Engineering has no objections to the proposed zoning amendment.

Some of the issues that will need to be addressed as this progresses include: Is this going to require a subdivision plat? Will dedication of public R/W occur? If yes, who will maintain the public R/W?

Fire – Ken Anderson

In reviewing this zoning map amendment, we see that there is not an associated site development proposal. Based on this, Fire and Building code have no issues.

Salt Lake City Police Department – Lamar Ewell

The Police Department has no issue with the zoning change.

Salt Lake City Airport – David Miller, Senior Airport Planner

The parcel for address 1965 W 500 S. is the Salt Lake City's Airport Influence Zone "H" this area having specific height restrictions. Salt Lake City does not require an aviation easement for new development in this zone. This project creates no observed impacts to airport operations.

Sustainability – Debbie Lyons

Residential waste and recycling services are provided by the Sustainability Department for residences, defined in Salt Lake City Code Chapter 9.08. If the development has 4 or more residential dwelling units on a single lot, it would be considered a multi-family property and would not be eligible for the city's residential waste and recycling services. The development would be required to arrange for waste and recycling services through a privately contracted hauler. Chapter 9.08.200 requires the development to arrange for a recycling service in addition to waste hauling service if the development is expected to generate and average of 4 or more cubic yards of solid waste or recyclable items per week

Public Services – Lorna Vogt

There are not any service delivery issues for Public Services that would affect the zoning amendment. Service delivery is not a problem to this location but will be dependent on how sidewalks, roads internal to the property, and roadway improvements along Indiana Ave are installed. I assume those issues will be addressed in the development process

Transportation – Kevin Young

The proposed site at 1850 W Indiana Avenue is served by Indiana Avenue, which is classified as an arterial on the City's Major Street Plan and has one travel lane in each direction, a center turn lane, and on-street bike lanes. The speed limit along Indiana Avenue at this location is 35 MPH. The average daily traffic volume on Indiana Avenue at this location is approximately 4,600 vehicles. There is inadequate pedestrian access to this location since there is no sidewalk on either side of Indiana Avenue between Redwood Road and this site.

This parcel is located approximately .25 miles from Redwood Road, which currently has north/south bus service provided by UTA. Direct transit service could be provided to this parcel if UTA were to provide bus service to the site along Indiana Avenue or if Trips to Transit On-Demand service was implemented for this location.

The 9 Line Trail is planned to extend west of Redwood Road, either along Indiana Avenue or within the existing UPRR right-of-way (if the UPRR right-of-way can be acquired at some future time). When built, the 9 Line Trail would go directly by this site under either scenario, providing pedestrian and other trail use access to this location.

Public Utilities – Jason Draper

These properties have limited utility infrastructure.

Water System:

There is a culinary 2" meter to the property connected to a 8" water main in Indiana Avenue. The public water system loops back to redwood road through the bending river subdivision but is a dead end main west of bending river road. There are two fire hydrants along the Indiana frontage. To avoid conflicts connection to the water main should be done before it crosses the rail tracks. New water mains will need to be run through the site.

Sewer System:

There is a 42" sewer trunk line that runs through this property from the south to north approximately 350 feet west of the East Property line. This is a major trunkline for the city and connects to the new Sewer Pump Station at 500 South. Maintenance and access easement will be required to be retained for this sewer main. This will need to be 40 feet wide with no building and improved access along the pipe. Direct connections to this main will not be possible, however a 8" sewer main could be connected to one of the manholes to provide service to this subdivision. New sewer mains will be required through the site.

Storm Drain System

There is a 24" storm drain line in Indiana Ave.

Groundwater is generally shallow in this area. Storm drain will need to be managed onsite to limit discharge to the storm drain system to 0.2 cubic feet per second per acre with the additional requirement of the 80th percentile storm water quality capture volume. Low Impact Development or other site improvements may be required to meet this requirement. Drainage from the site may be difficult and significant retention of stormwater may be necessary.

Street Lighting System

There are two streetlights along the Indiana frontage. Streetlighting on public roadway will need to meet the current street light standards.

We can model the system to verify, however, the existing infrastructure should be adequate to provide utility service without any offsite improvements. Onsite improvements will require an 8" sewer main and an 8" water main to provide service to these homes as well as individual connections to each residence. Assumptions used will be for 100 gallons per day per person for water and sewer demand. If the roads are to be private roads, then we will need to evaluate options for water and sewer mains and easements. Public mains would require 30 foot exclusive easement. Private mains may put a burden on the property and residents for maintenance. Separate water and fire lines may be an option with meters and detector checks connected to the public mains. If the roads are to be public, configuration of the public mains can be evaluated.

Housing Stability – Tony Milner

Our comments are, in regards to, "The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire

protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection,” are:

- This proposed development would significantly increase residential units on this parcel. FB-UN2s are optimal when integrated with other residential zoning. If approved, this FB-UN2 parcel would be an island among M-1 and CC zoning. What are the developer’s proposals to connect tenants to existing or new amenities such as transit, parks/trails, groceries stores, etc.?
- If approved, has the developer provided the City with an maximum density estimated and related developer contributions to related utilities enhancements?
- If approved, this may spur other residential rezoning applications in the area, which would then stress future City utilities.
- This proposed development would primarily serve low- to moderate-income residents and thus be eligible for the City’s Impact Fee Waivers. Therefore, the City would possibly not collect on this one-time impact fee that supports police and parks.