



The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity. **The Planning Division has been experiencing an increase in applicant and City initiated applications.**

SUMMARY

103

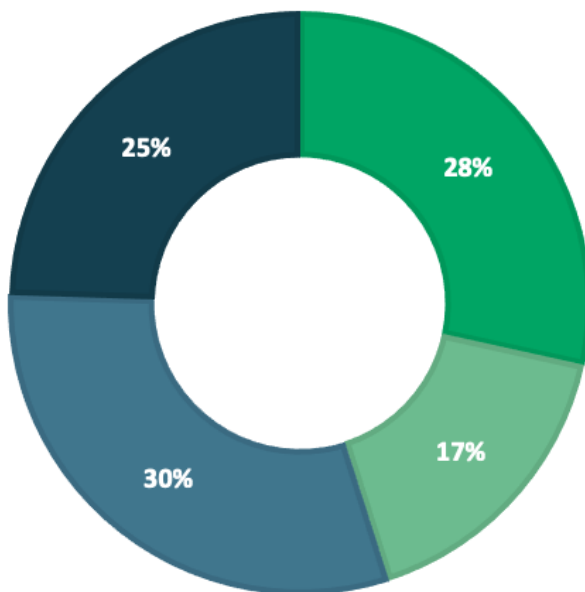
Applications were received this month, that is a 36% increase for the same month last year.

80%

Of the applications can be processed administratively. Most likely will not require a public hearing.

The largest percentage of the applications received are authorized by the Planning Commission, which is a bit different than what we have seen in prior months and is different from November of last year.

The number of time intensive and complex applications has increased year-over-year. Twenty applications received are required to go through a public hearing process, which is a 185% increase from last years applications of seven in November. **Two of the applications created this month were voided.**



NOVEMBER APPLICATIONS	2018	2019
<b>HISTORIC LANDMARK COMMISSION</b>		
Special Exception	1	1
Minor Alteration	24	28
Major Alteration	2	0
New Construction	1	0
<b>Total Applications</b>	<b>28</b>	<b>29</b>
<b>SUBDIVISIONS</b>		
Preliminary Plat	1	3
Preliminary Condo	3	0
Lot line Adjustment	3	4
Lot Consolidation	4	6
Final Plat	3	1
<b>Total Applications</b>	<b>14</b>	<b>14</b>
<b>PLANNING COMMISSION</b>		
Planned Development	0	3
Zoning Amendment	1	2
Master Plan Amendment	0	3
Transit Station Area	0	2
Street Closure	0	3
Conditional Use	2	4
Special Exception	9	16
Design Review	1	1
<b>Total Applications</b>	<b>13</b>	<b>34</b>
<b>ZONING ADMINISTRATOR</b>		
Zoning Verification	18	17
Variance	0	0
Determination of Nonconforming Use	0	2
Administrative Interpretation	3	5
<b>Total Applications</b>	<b>21</b>	<b>24</b>
<b>APPEAL</b>		
Appeal Administrative	0	1
Appeal Commission	0	1
<b>Total Applications</b>	<b>0</b>	<b>2</b>
<b>TOTAL APPLICATIONS</b>	<b>76</b>	<b>103</b>

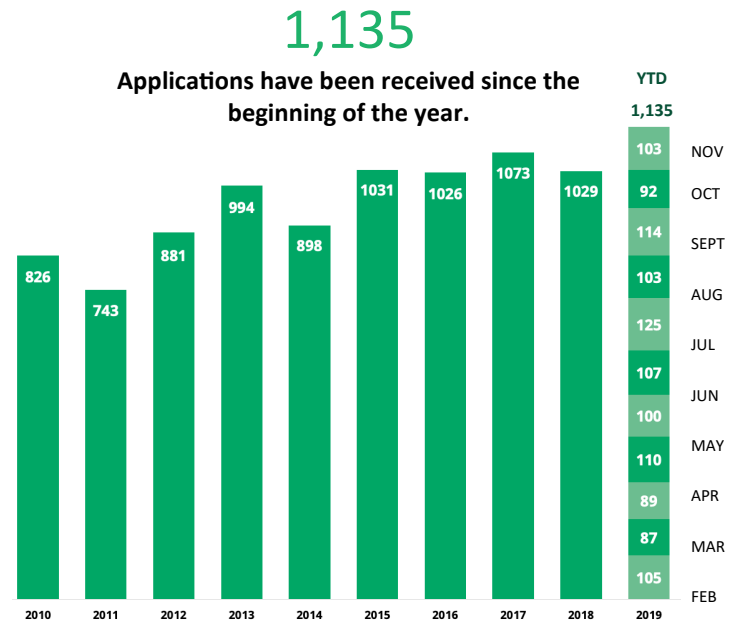


**TRENDS**

Over the last nine years there has been a steady increase in applications. **The median number of applications received by the Planning Division during the month of November is 76.**

Staff has taken in over 100 applications per month on average this year. The total number of applications submitted as of November 30th have already exceeded the total amount received in 2018 by 10%.

*Staff received 36 percent more applications than the median for November.*



**FEATURED PROJECT**

**Telegraph Exchange Station // 833 E 800 S**

The City has accepted applications to convert the historic Telegraph Exchange Building on 800 East to six (6) residential loft units as part of an adaptive reuse project and planned development. The project also includes developing the adjacent parcel to the north of the historic building. Applications to rezone the 0.29 acre residential parcel to the north and change the master plan have also been submitted as part of this proposal. A total of twenty-three (23) residential units including seventeen (17) townhouse style units are proposed on the combined properties.

The original building was constructed in 1911 for the Mountain State Telephone and Telegraph Company and is referred to as the Telegraph Exchange Building. The existing building is three stories tall and once included a rooftop garden. It was one of the first Utah telephone operator stations and provided the newly emerging technology of telephone service to the Salt Lake City area in the early 20th century. The building was bought by the LDS church in 1949 and used as the Bishop's Warehouse for the area.



**NEW PROJECTS IN THE WORKS**

This month the Planning Division received:

- A Planned Developments for six new single-family attached homes at 1604 S 300 W.
- A Planned Development for a multi-family project proposed at 110 W 900 S.
- A Zoning and Master plan amendment to allow a mixed-use zone change for multi-family housing on 759 N 400 W.
- An application for Design Review to create 300 micro apartments in the TSA zone at 940 W North Temple.
- Four new Conditional Use applications for ADU's.

**MONTHLY HIGHLIGHT**

On November 13, Planning Commission:

- Approved the Design Review for Kensington Tower at the proposed location 160 S State St. This was the featured project for August in the monthly report.
- Forwarded a positive recommendation to City Council to Rezone property located at 480 E 6th Ave. from SR-1A to SNB (Small Neighborhood Business) to allow both structures to be used as a commercial use and to change the non-conforming status to conforming.
- Forwarded a positive recommendation to City Council to Rezone properties located at 350 N 700 W to RMF-35 to allow a proposed higher density residential use.