

# MONTHLY REPORT

September 2022



**PLANNING**  
DIVISION

The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity.

## SUMMARY

A total of 82 applications were received in September. Ten applications require Planning Commission approval and two applications require City Council approval. In September, the Planning Division received a total of 508 phone calls and 157 email inquiries.

**18%**

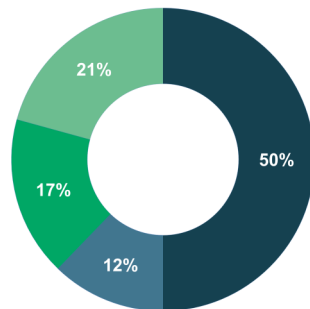
Decrease from September 2021 in total applications.

**88%**

Of the applications can be processed administratively.

## TYPE OF APPLICATIONS

- Subdivisions
- Zoning Administrator
- HLC
- Planning Commission



## PUBLIC ENGAGEMENT

The Planning Division hosts Online Open Houses as an opportunity for constituents to stay informed, review projects, and provide comments and questions. Open houses are created throughout the month as projects are processed by Planning Staff.

*In the month of September, the Planning Division hosted 12 Online Open Houses with a total of 623 visits.*

## MONTHLY BREAKDOWN:

- 3 items opened for public comment.
- 9 items closed for public comment.

## SEPTEMBER APPLICATIONS

**2021 2022**

### APPEAL

Appeal Administrative Decision	3	0
Appeal Commission Decision	0	0
<b>Total Applications</b>	<b>3</b>	<b>0</b>

### HISTORIC LANDMARK COMMISSION

Conservation District	0	0
Demolition of Contributing Structure	0	0
Demolition of Non Contributing	0	0
Designation	0	0
Economic Hardship	0	0
Major Alteration	0	0
Minor Alteration	22	41
New Construction	1	0
Relocation	0	0
Special Exception	2	0
<b>Total Applications</b>	<b>25</b>	<b>41</b>

### PLANNING COMMISSION

Alley Vacation	0	0
Annexation	0	1
Conditional Use	5	3
Design Review	3	2
Master Plan Amendment	1	1
Planned Development	3	2
Special Exception	9	0
Street Closure	0	0
Transit Station Area	3	1
Zoning Amendment	2	0
<b>Total Applications</b>	<b>26</b>	<b>10</b>

### SUBDIVISIONS

Consolidation	3	1
Final Plat Approval	1	7
Lot Line Adjustment	2	1
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	5	5
<b>Total Applications</b>	<b>11</b>	<b>14</b>

### ZONING ADMINISTRATOR

Administrative Interpretation	3	2
Determination of Nonconforming Use	0	1
Variance	0	1
Zoning Verification	32	13
<b>Total Applications</b>	<b>35</b>	<b>17</b>

## TOTAL APPLICATIONS

**100 82**

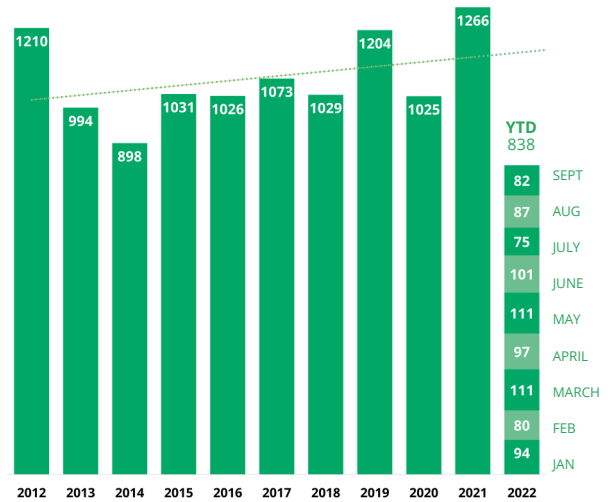


### TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the average number of applications received during the month of September is 102.

2012 is the highest number of applications received for the month of September at 171. The lowest number of applications received was in 2014 at 79 applications.

*The total number of applications received this month is 20% below the average for the month of September.*



### FEATURED PROJECT

#### Accessory Dwelling Unit Code Changes

The Planning Commission forwarded a positive recommendation to City Council for the Council initiated petition to amend the City's Accessory Dwelling Unit (ADU) Ordinance. The proposed revisions eliminate the conditional use requirements for detached ADUs in single-family residential zones. With this change, ADUs will now be permitted in 26 new zoning districts, including 20 zones where ADUs were previously prohibited. The new code attempts to lower the zoning barriers to construction of ADUs in general, in addition to striving towards a better balance between encouraging the construction of ADUs and mitigating the impacts to neighboring properties.

Planning Commission forwarded the codes changes to City Council with a change to the maximum size of ADUs from 650 square feet to 1,000 square feet.



### NEW PROJECTS

- **Alexan Granary:** A Planned Development at 675 S 500 W that will include 241 total residential units in addition to retail. The project is also seeking Design Review approval for an increase of 30' of height to allow for a 90' tall building. The Planned Development seeks to reduce the front and corner side yard setbacks from 10' to 0'.
- **LOCAL Salt Lake City:** Dwell Design Studio has submitted applications for a Design Review and Planned Development at 377 E 200 S. The mixed-use building would contain 250 dwelling units and approximately 6,000 square feet of ground floor commercial space. The project seeks Design Review approval to allow for an additional 50' of building height (125' total building height) and Planned Development approval to allow resident amenity space to count towards the required open space (20% of the total lot area).

### HIGHLIGHTS

- **906 S 200 W Planned Development:** Planning Commission unanimously approved the Darlene Planned Development. The Darlene is a 65' tall building with five stories. It will contain apartments that range from studios to two-bedroom units. There will be off-street parking and commercial units at ground level. The Planned Development process was necessary to allow a building façade of 235' and to decrease the required 25' depth of the ground floor to 22.5' along the 200 W side of the development.
- **552 N 1500 W Amendments:** A Zoning Map and Master Plan Amendments for 552 N 1500 W received a positive recommendation from the Planning Commission. The amendments attempt to accommodate a future redevelopment project at this site. One zoning amendment requests a change from R-1/7,000 to SR-3. The other zoning amendment requests a change from R-1/7,000 to R-1/5,000. The Master Plan Amendment seeks to modify the Northwest Community Master Plan's Future Land Use Map from Low Density Residential to Medium Density Residential.