

# MONTHLY REPORT

June 2023



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 91 applications were received in June, 12 applications require City Council approval while 14 applications require Planning Commission approval. In June, the Planning Division received a total of 569 phone calls, 104 email inquiries, and 77 walk-in inquiries.

**10%**

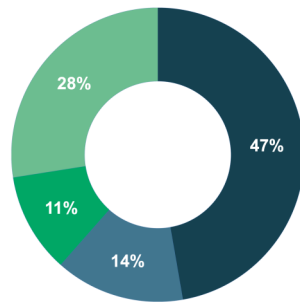
Decrease from June 2022 in total applications.

**71%**

Of the applications can be processed administratively.

### 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.

The Planning Division hosted 19 Online Open Houses during the month of June, with a total of 893 visits.

### Monthly Breakdown

- 8 items opened for public comment.
- 5 items closed for public comment.
- 6 items remain open from previous months.

## JUNE APPLICATIONS

**2022 2023**

### APPEAL

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

### HISTORIC LANDMARK COMMISSION

Conservation District	0	0
Demolition of Contributing Structure	1	0
Demolition of Non Contributing	1	0
Designation	0	0
Economic Hardship	0	0
Major Alteration	0	1
Minor Alteration	39	42
New Construction	1	0
Relocation	0	0
Special Exception	0	0
<b>Total Applications</b>	<b>42</b>	<b>43</b>

### PLANNING COMMISSION

Alley Vacation	0	0
Annexation	0	0
Conditional Design Review	5	1
Conditional Use	2	1
Master Plan Amendment	1	1
Planned Development	2	3
Special Exception	0	0
Steet Closure	1	1
Transit Station Development	3	1
Zoning Amendment	2	5
<b>Total Applications</b>	<b>15</b>	<b>13</b>

### SUBDIVISIONS

Consolidation	2	4
Final Plat Approval	10	3
Lot Line Adjustment	1	0
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	6	3
<b>Total Applications</b>	<b>19</b>	<b>10</b>

### ZONING ADMINISTRATOR

Administrative Interpretation	0	0
Determination of Nonconforming Use	0	3
Variance	1	4
Zoning Verification Letter	24	18
<b>Total Applications</b>	<b>25</b>	<b>25</b>

## TOTAL APPLICATIONS

**101 91**

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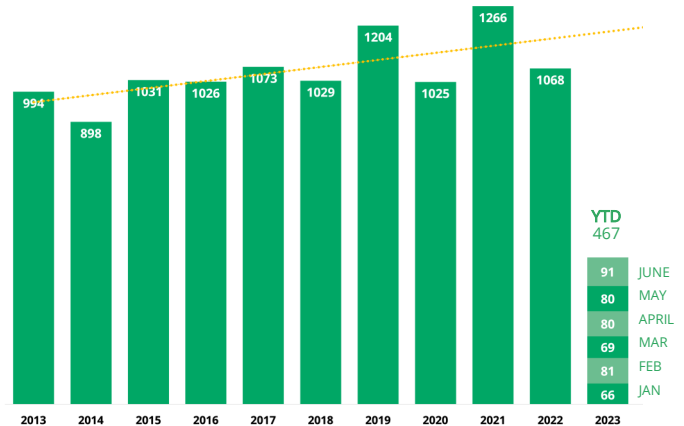
PLANNING  
DIVISION

## TRENDS

Overall, there has been a steady increase in the number of applications received by the Planning Division since 2013. From 2013 through 2022, the average number of applications received during the month of June was 94.

June 2021 received the highest number of applications for the month of June with 119 applications. The lowest number of applications received in the month of June was in 2020 with 69 applications.

*The total number of applications received this month is 3.2% lower than the monthly average for June.*



## FEATURED PROJECTS



### The Silos Mixed Use Planned Development

The Salt Lake City Planning Commission convened on June 14th to consider Keith Smith of Lowe Property Group's design review request regarding the mixed-use development called The Silos. The applicant was seeking approval for the building height of two buildings - approximately 83 feet for one and 85 feet for the other.

In addition, through a planned development the applicant was also seeking approval for a lot and building without street frontage, a reduced corner side yard setback, a street facing facade without a building entrance, and building projections that encroach into a required front yard.

**Both items were approved by the Planning Commission that evening. The Silos are located at 568 S 400 w.**

## NEW PROJECTS

### Proposed Yalecrest-Laird Heights Local Historic District

The Salt Lake City Planning Division is reviewing a request to create a new local historic district known as Yalecrest – Laird Heights. The proposed boundaries of the Yalecrest-Laird Heights Local Historic District are generally along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle. The proposed historic district is located within City Council District 6 represented by Dan Dugan.

## HIGHLIGHT

### Proposed Child Daycare Center Amendments

In an effort to encourage the development of more child daycare by reducing regulatory barriers, and better align local requirements with state code, Salt Lake City's Planning Division is updating the Zoning Ordinance regarding Child Daycare Centers and Home Daycare regulations.

#### Purpose behind the proposed text amendment:

- Align with state code regulations for child daycare centers and home daycares.
- Clarify and simplify definitions to better align with state definitions.
- Simplify or eliminate development standards for these uses when necessary.
- Reduce the need for land use permits for these uses in all zones.
- Reduce development standards without negatively affecting neighborhood communities.