

MONTHLY REPORT

November 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 78 applications were received in November, nine (9) applications require City Council approval, while seven (7) applications require Planning Commission approval. In November, the Planning Division received a total of 441 phone calls, 89 email inquiries, and 61 walk-in inquiries.

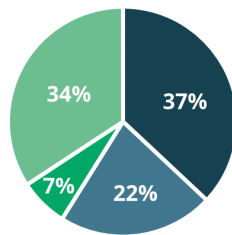
14%

Increase in applications from November 2022.

68%

Of the applications can be processed administratively.

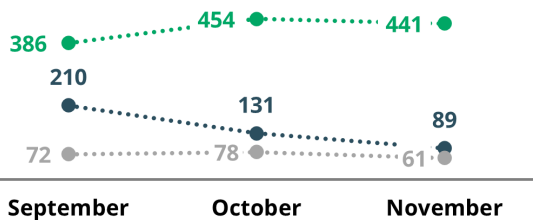
APPLICATIONS



- HLC
- Planning Commission
- Subdivision
- Zoning Administrator

PLANNING COUNTER INQUIRIES

●●● Calls ●●● Emails ●●● Walk-ins



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 53 Online Open Houses during November, with a total of 659 visits.

NOVEMBER APPLICATIONS 2022 2023

APPEALS

Appeal Administrative Decision	0	4
Appeal Commission Decision	0	1
Total Applications	0	5

HISTORIC LANDMARK COMMISSION

Conservation District	0	0
Demolition of Contributing Structure	0	0
Demolition of Non Contributing	1	5
Designation	2	0
Economic Hardship	0	0
Major Alteration	1	0
Minor Alteration	19	20
New Construction	0	2
Relocation	0	0
Total Applications	23	27

PLANNING COMMISSION

Alley Vacation	1	0
Annexation	0	0
Conditional Use	2	3
Design Review	2	0
General Plan Amendment	0	1
Planned Development	0	4
Street Closure	1	0
Transit Station Area	1	0
Zoning Amendment	8	8
Total Applications	15	16

SUBDIVISIONS

Consolidation	4	1
Final Plat Approval	2	1
Lot Line Adjustment	4	1
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	0	2
Total Applications	10	5

ZONING ADMINISTRATOR

Administrative Interpretation	0	2
Determination of Nonconforming Use	0	1
Variance	3	2
Zoning Verification	16	20
Total Applications	19	25

TOTAL APPLICATIONS

67 78

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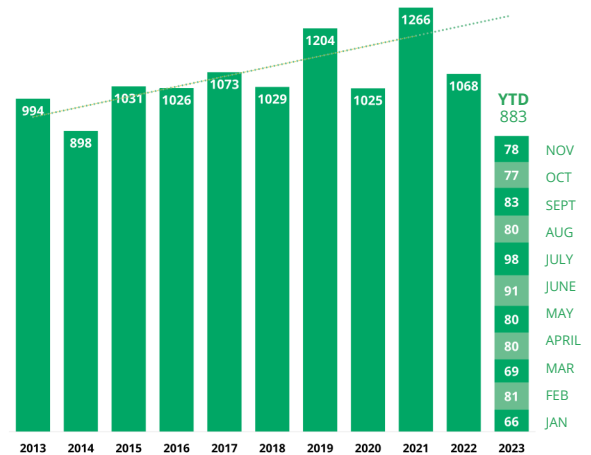
PLANNING DIVISION

TRENDS

Until 2022, there has been a steady increase in the number of applications received by the Planning Division since 2013. From 2013 through 2023, the average number of applications received during the month of November was 85.

November 2021 received the highest number of applications for the month of November with 108 applications. The lowest number of applications received in the month of November was in 2013 with 59 applications.

The total number of applications received this month is 8% lower than the monthly average for November.



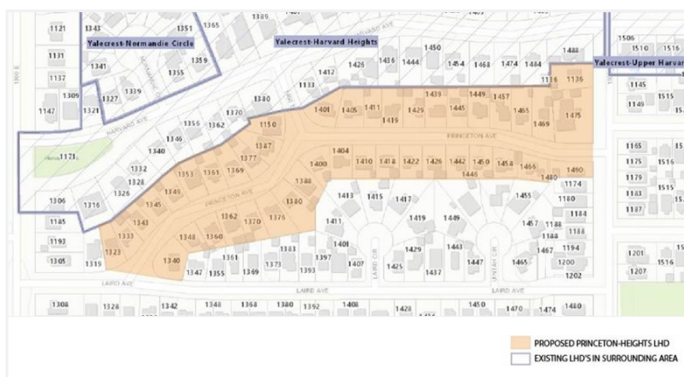
FEATURED PROJECTS

Yalecrest - Princeton Heights Local Historic District

The Salt Lake City Planning Commission and Historic Landmark Commission forwarded to the City Council a recommendation to approve a request to designate a new local historic district within the Yalecrest neighborhood.

The Yalecrest neighborhood, approximately located between 800 South/Sunnyside Avenue and 1300 South from 1300 East to 1900 East, was listed on the National Register of Historic Places in 2007. In recent history, Six new local historic districts have been established within this National Register district.

The proposed district consists of 43 principal structures and 45 total properties. The majority of houses in the proposed Yalecrest – Princeton Heights local historic district are examples of “Period Revival” architectural style. The majority of the houses in the proposed district are English Cottage and English Tudor types, but examples of Colonial Revival, Dutch Colonial, French Norman, Prairie School, and Minimal Traditional are also present in the district.



NEW PROJECTS

The Noah - Sugarhouse Planned Development

The Salt Lake City Planning Commission will review a Planned Development request for a multi-family building located at 2162 S Lake Street. The proposed project involves the creation of four lots, three of which will be without street frontage. As such, Planned Development approval is required.

The project will consist of four three-story single-family attached dwellings (“townhomes”), each of which will be marketed as for sale.

In addition to the construction of four single-family dwellings, the project also includes the creation of a common area with landscaping and shared on-site parking, maintenance of which will be covered via a homeowner association (HOA).

HIGHLIGHT

Adaptive Reuse & Preservation of Existing Buildings

The Salt Lake City Historic Landmark Commission forwarded a recommendation to the City Council to approve a text amendment which would support adaptive reuse and the preservation of existing buildings.

The goal of this proposed text amendment is to remove zoning barriers that prevent the reuse of buildings and offer zoning incentives to encourage a building to be reused rather than demolished.

Utilizing existing buildings is a sustainable practice and vital planning tool that aids in meeting City goals related to sustainability, preservation, housing, and community character as outlined in adopted citywide plans.