

MONTHLY REPORT

May 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 80 applications were received in May, 11 applications require City Council approval while 12 applications require Planning Commission approval. In May, the Planning Division received a total of 584 phone calls, 220 email inquiries, and 79 walk-in inquiries.

28%

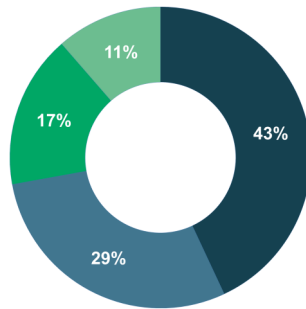
Decrease from May 2022 in total applications.

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 18 Online Open Houses during the month of May, with a total of 487 visits.

Monthly Breakdown

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

MAY APPLICATIONS

2022 2023

APPEAL

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

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	3	2
Minor Alteration	34	32
New Construction	0	0
Relocation	0	0
Special Exception	0	0
Total Applications	37	34

PLANNING COMMISSION

Alley Vacation	1	1
Annexation	0	0
Conditional Design Review	3	3
Conditional Use	3	3
Master Plan Amendment	0	4
Planned Development	3	2
Special Exception	0	0
Steet Closure	1	0
Transit Station Development	3	4
Zoning Amendment	4	6
Total Applications	18	23

SUBDIVISIONS

Consolidation	5	4
Final Plat Approval	4	2
Lot Line Adjustment	1	3
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	8	4
Total Applications	18	13

ZONING ADMINISTRATOR

Administrative Interpretation	5	0
Determination of Nonconforming Use	0	3
Variance	1	0
Zoning Verification Letter	31	6
Total Applications	37	9

TOTAL APPLICATIONS

111 80

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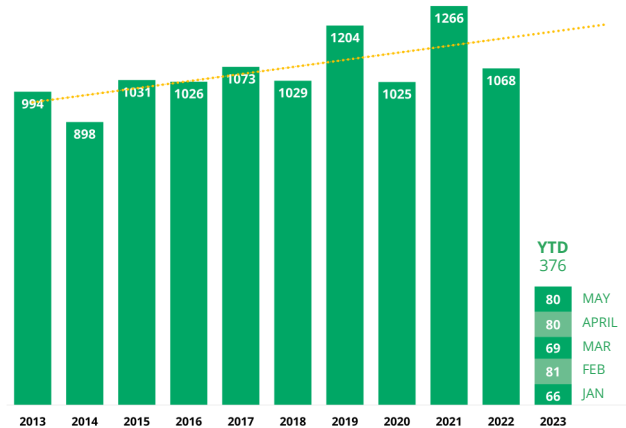
PLANNING
DIVISION

TRENDS

Until this year, 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 May was 99.

May 2021 received the highest number of applications for the month of May with 114 applications. The lowest number of applications received in the month of May was in 2014 with 85 applications, until May 2023 with a total of 80.

The total number of applications received this month is 19% lower than the monthly average for May.



FEATURED PROJECTS



Milk Block Adaptive Reuse

Planning commission approved the Design Review request at approximately 416 E 900 S. Meredith Warner, representing the property owner, received Design Review approval for an adaptive reuse project that will renovate the existing commercial building and will add four apartment units to the upper level of the building. The applicant also received approval for the request from a loading area design standard.

NEW PROJECTS

Design Review at 52, 54, 60 South 800 West

Salt Lake City has received a request from Jarod Hall, representing the property owner, seeking modifications to design standards through the Design Review process for a multi-family development. The proposal is for a 64' apartment building consisting of 89 units at 52 S 800 W.

The property is in the TSA-UN-T Transit Station Area Urban Neighborhood Transition zoning district. The design standard modifications being requested are for ground floor use, glazing, screening of service areas, and driveway width.

HIGHLIGHT

300 West Corridor and Station Area Plan

Salt Lake City is working on a new small area plan covering the blocks adjacent to 300 West between approximately 1000 South (900 South/I-15 Ramp) and 2100 South.

The planning effort will do the following:

- Create a new plan with general policies and land use/zoning focused policies for the area between 1700 S and 2100 S and I-15 to West Temple (the "focus area.")
- The plan will also include policies to implement updated zoning for the area between 1000 South and 1700 South, and I-15 to 200 West (TRAX line.) The implementation policies for that area will be based on the recently adopted Ballpark Small Area Plan.
- Update the zoning for the entire project area.