

PLANNING DIVISION // MONTHLY REPORT

January 2024



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

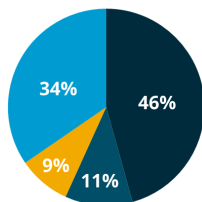
SUMMARY

A total of **81 applications** were received in January, three (3) applications require City Council approval, while nine (9) applications require Planning Commission approval. In January, the Planning Division received a total of 402 phone calls, 145 email inquiries, and 70 walk-in inquiries.

22%
Increase in applications from January 2023.

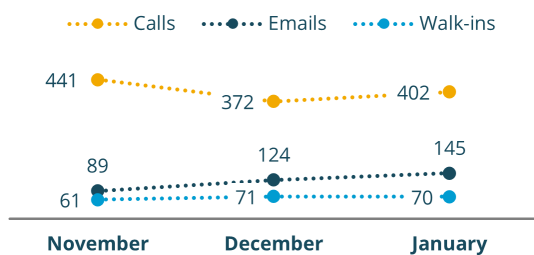
88%
Of the applications can be processed administratively.

Applications



■ HLC
 ■ Planning Commission
 ■ Subdivision
 ■ Zoning Administrator

Planning Counter Inquiries



PUBLIC ENGAGEMENT

During the month of January, the Planning Division hosted 63 Online Open Houses with a total of 1,425 visits.

Online Open Houses are hosted as an opportunity for constituents to stay informed, review projects, and provide comments and questions.

DECEMBER APPLICATIONS

2023 2024

Appeals

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

Historic Landmark Commission

Conservation District	0	0
Demolition of Contributing Structure	0	1
Demolition of Non Contributing	0	1
Designation	1	0
Economic Hardship	0	0
Major Alteration	0	0
Minor Alteration	19	35
New Construction	0	0
Relocation	0	0
Total Applications	20	37

Planning Commission

Alley Vacation	0	0
Annexation	0	0
Conditional Use	4	1
Design Review	4	1
General Plan Amendment	0	1
Planned Development	4	2
Street Closure	0	0
Transit Station Area	2	2
Zoning Amendment	4	2
Total Applications	18	9

Subdivisions

Consolidation	2	2
Final Plat Approval	4	1
Lot Line Adjustment	1	0
Preliminary Condo - New	0	0
Preliminary Subdivision	1	4
Total Applications	8	7

Zoning Administrator

Administrative Interpretation	2	0
Determination of Nonconforming Use	1	2
Variance	1	3
Zoning Verification	15	23
Total Applications	19	28

Total Applications 66 81

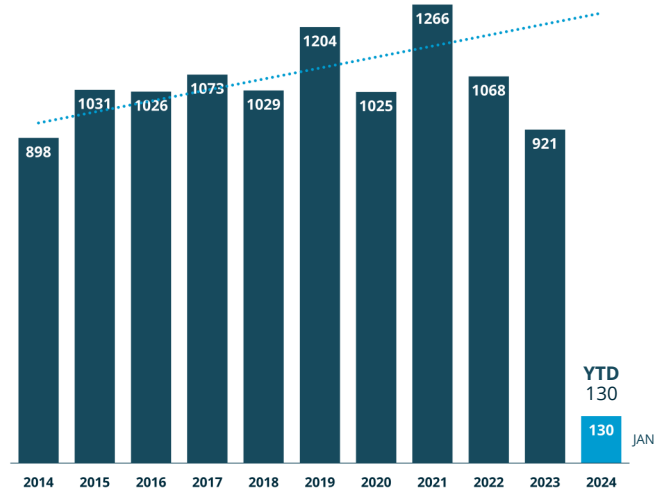


TRENDS

January is typically a slower month for the Planning Division. **From 2014 to 2024, the Division received an average of 78 applications for January.**

January 2024 received a little more than the average number of applications in a single month, with a total of 81 applications. 2019 received the highest number of applications for January, with a total of 109 applications. 2014 received the lowest with 56.

The total number of applications received this month is 4% higher than the monthly average for January.



FEATURED PROJECTS

Window Requirements for New Construction in Local Historic Districts

The Salt Lake City Planning Commission forwarded a positive recommendation to City Council on a text amendment that clarifies the use of vinyl windows in local historic districts. Current code discourages vinyl as a material. The new amendment proposes to prohibit vinyl windows when readily visible from the street and establishes minimum window inset.

The purpose of the text amendment is to ensure that new developments are compatible with the existing historic districts by re-establishing traditional building patterns.



NEW PROJECTS

203 W Paxton Ave - Planned Development

Knighton Architecture, has submitted an application for a Planned Development in the Ballpark Neighborhood. The applicant is proposing 302 units in a new 7-story building.

The applicant is requesting reduced parking and a greater corner side yard setback than the maximum 10 feet allowed in the CG zone. The applicant is proposing to restore the midblock walkway and increase TRAX ridership.

HIGHLIGHT

City-Initiated Text Amendments

The Salt Lake City Planning Commission heard six city-initiated text amendments in January and forwarded positive recommendations to the City Council on five of them. One of the proposed text amendments recommends removing certain building design standards prohibited by state code, such as building color, exterior building glass, and roof materials and colors.

Other text amendments forwarded to City Council include new regulations to address the unlawful demolition of historically contributing structures, sign regulations for the new MU-8 zoning district, and changes to building code enforcement.