



The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity. **The Planning Division is experiencing an increase in applicant and City-initiated applications.**

SUMMARY

21%

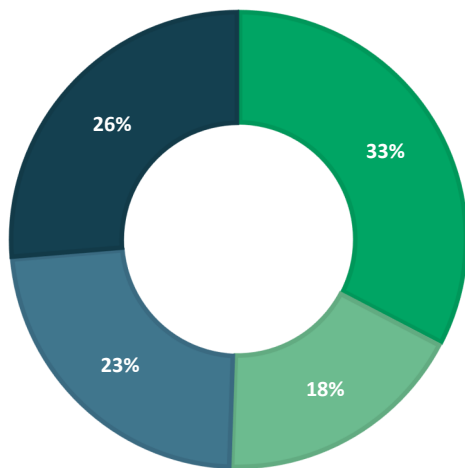
Decrease from July 2019 in total applications.

86%

Of all applications can be processed administratively. Most likely will not require a public hearing.

A total of 97 applications were received in July. The majority were Historic Landmark-type applications at 33%. The number of time-intensive and complex applications was 14%. These applications are required to go through a public hearing process, and four of these applications will require City Council approval.

Because of changing protocols due to COVID-19, the Planning Division has experienced a rapid increase in zoning email correspondences, which totaled 366 this month, partly due to discontinuing active use of the Planning Counter phone line and redirecting the public to email. However, 119 voicemails were received and responded to in July, as well.



JULY APPLICATIONS

2019 2020

HISTORIC LANDMARK COMMISSION

Special Exception	4	2
Minor Alteration	31	26
Major Alteration	0	3
Determination of Non-Contributing Structure	0	0
Demolition Of Contributing Structure	0	0
New Construction	1	0
Total Applications	36	31

SUBDIVISIONS

Preliminary Plat	5	8
Preliminary Condo	0	0
Lot line Adjustment	1	1
Lot Consolidation	5	4
Final Plat	4	4
Total Applications	15	17

PLANNING COMMISSION

Planned Development	2	0
Zoning Amendment	6	2
Master Plan Amendment	1	0
Transit Station Area	3	0
Alley Vacate	0	2
Conditional Use	17	5
Special Exception	13	13
Annexation	0	0
Design Review	2	0
Total Applications	44	22

ZONING ADMINISTRATOR

Zoning Verification	25	20
Variance	0	0
Determination of Nonconforming Use	0	1
Administrative Interpretation	3	4
Total Applications	28	25

APPEAL

Appeal Administrative	1	2
Appeal Commission	0	0
Total Applications	1	2

TOTAL APPLICATIONS

124 97

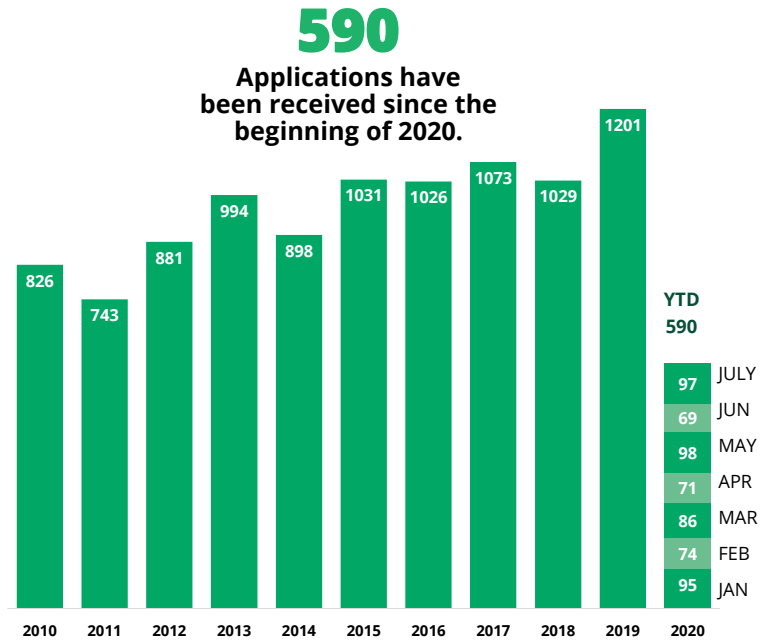


TRENDS

Since 2010, there has been a steady increase in applications for the Planning Division. From 2010 through 2020, the median number of applications received by the Planning Division during the month of July has been 89.

124 applications was the highest amount of applications received in 2019 for the month of July. The lowest was in 2011 at 57 applications.

The Planning Division's total number of applications received this month increased by 9% more than the average for July since 2010.



FEATURED PROJECT

Fence Height Text Amendment

A City Council initiated text amendment to change sections 21A.40.120 "Regulations on Fences, Walls and Hedges" and section 21A.52.030.3 "Special Exception: Additional Height for fences, Walls and Hedges". The proposed amendments would limit fence, wall, and hedge height to four feet (4') in front yards and six feet (6') in the side or rear yards for all zoning districts, except for in a few specific instances. Those instances include public facilities and recreation facilities where a greater height is necessary to protect public safety, private game courts, and construction fencing.

Though currently an over-height fence can be approved through the Special Exception process, generally, excess fence height is only approved in limited circumstances due to compatibility issues with the development pattern and character of Salt Lake City neighborhoods.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- Three conditional use applications for ADUs.
- Two appeals of administrative decisions to not allow the construction of a billboard located at 1051 S 300 W and 1650 S State St.
- A conditional use for a bar establishment with restaurant located at 850 E 900 S in the Central Business (CB) zoning district.
- An alley vacation located at approximately 1032 W Learned Ave in the Transit Station Area (TSA-UN-SP) zone for a proposed multi-family development.
- A City initiated text amendment to allow restaurants in the Public Land (PL) zoning district.

MONTHLY HIGHLIGHT

In July, the Planning Commission:

- Forwarded a positive recommendation for a rezone and master plan amendment to City Council for the Telegraph Exchange Lofts located at approximately 833 & 847 S 800 E and approved with conditions the associated planned development.
- Approved with conditions a conditional use to allow the RYE bar located at approximately 239 S 500 E in the Residential/ Mixed Use R-MU zone.
- Approved with conditions a conditional use for an industrial hemp cultivation use in the Business Park (BP) zoning district.