

# MONTHLY REPORT

October 2022



**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 94 applications were received in October. 15 applications require Planning Commission approval and 6 applications require City Council approval. In October, the Planning Division received a total of 466 phone calls and 151 email inquiries.

**6%**

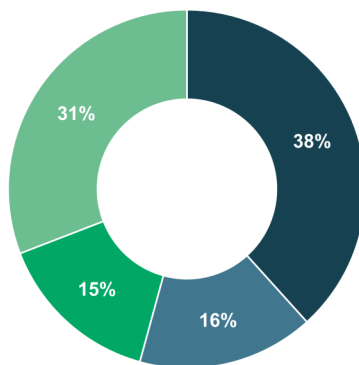
Decrease from  
October 2021 in total  
applications.

**82%**

Of the applications  
can be processed  
administratively.

## TYPE OF 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 12 Online Open Houses during the month of October, with a total of 1,782 visits.*

### MONTHLY BREAKDOWN:

- 1 item opened for public comment.
- 7 items closed for public comment.
- 4 items remain open from previous months.

## OCTOBER APPLICATIONS

**2021 2022**

### APPEAL

Appeal Administrative Decision	2	0
Appeal Commission Decision	1	0
<b>Total Applications</b>	<b>3</b>	<b>0</b>

### 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	0	0
Minor Alteration	25	36
New Construction	1	0
Relocation	0	0
Special Exception	1	0
<b>Total Applications</b>	<b>27</b>	<b>36</b>

### PLANNING COMMISSION

Alley Vacation	0	0
Annexation	0	0
Conditional Use	1	3
Design Review	1	3
Master Plan Amendment	1	3
Planned Development	5	3
Special Exception	8	0
Street Closure	0	0
Transit Station Area	4	0
Zoning Amendment	5	3
<b>Total Applications</b>	<b>25</b>	<b>15</b>

### SUBDIVISIONS

Consolidation	4	5
Final Plat Approval	6	5
Lot Line Adjustment	2	0
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	6	4
<b>Total Applications</b>	<b>18</b>	<b>14</b>

### ZONING ADMINISTRATOR

Administrative Interpretation	3	2
Determination of Nonconforming Use	0	0
Variance	3	1
Zoning Verification	21	26
<b>Total Applications</b>	<b>27</b>	<b>29</b>

## TOTAL APPLICATIONS

**100 94**

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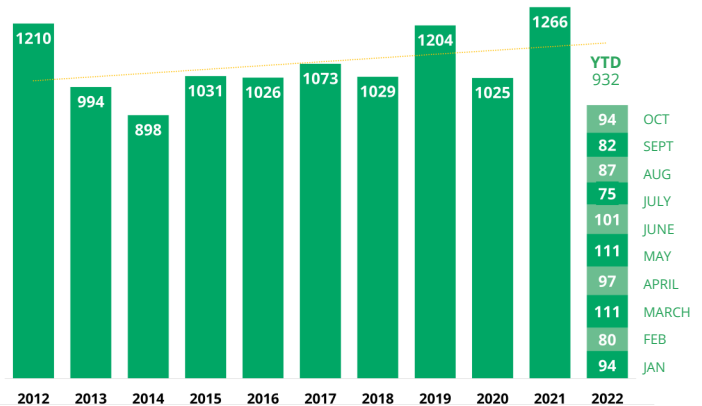
PLANNING  
DIVISION

## TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the average number of applications received during the month of October is 111.

2012 is the highest number of applications received for the month of October at 267. The lowest number of applications received was in 2017 at 81 applications.

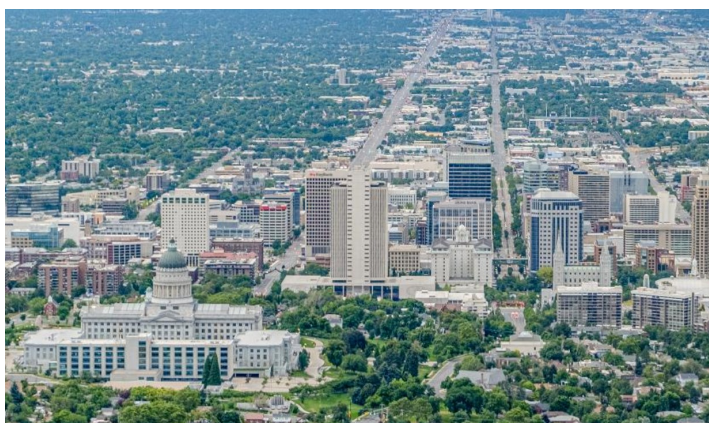
**The total number of applications received this month is 15% below the average for the month of October.**



## FEATURED PROJECT

### Homeless Resource Center Amendments

The Planning Division is proposing that the City Council adopt an overlay zoning district to regulate future homeless resource centers and homeless shelters. The overlay would be adopted into the zoning code, along with updates to the existing regulations that apply to homeless resource centers and homeless shelters. Prior to opening a new homeless resource center, the overlay would have to be applied to the zoning map. This means that anyone who wants to establish an HRC or shelter, would have to apply for a zoning map amendment.



## NEW PROJECTS

- **The Silos LIHTC:** A Conditional Design Review application for a 175-unit residential development at 515 S 500 W. The applicant is seeking Design Review approval for an additional 25' of building height over the maximum permitted height of 60' in the CG zoning district. The project will be using LIHTC (Low-Income Housing Tax Credits) to facilitate the construction of affordable units.
- **Landscape Regulations Text Amendment:** Updating landscaping provisions to ensure city is a qualified city for residents to be eligible for rebates from Central Utah Water Conservancy District and the State of Utah.

## HIGHLIGHTS

- **Urban Forest Action Plan:** Planning Commission forwarded a positive recommendation to the City Council to approve a proposal to adopt a city-wide Urban Forest Action Plan. The Urban Forest Action Plan is intended to provide guidance for Salt Lake City to align its resources and actions in the built environment with its goals for sustainability and equity and describes concrete steps to implement equitable practices for a resilient future. The plan will inform a future zoning code amendment that supports the preservation and promotion of trees on public & private lands and within the public right-of-way.
- **Conditional Design Review at 330 W 800 S:** Planning Commission approved a Conditional Design Review application for a proposed mixed-use building that will exceed the maximum building height in the underlying zoning districts. The proposed building is approximately 86' in height. Buildings taller than 60' in the CG district and 65' in the D-2 district require Design Review approval by the Planning Commission. The proposed project will incorporate a public midblock pedestrian walkway that runs north-south along the eastern side of the project area.