

MONTHLY REPORT

November 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 67 applications were received in November. Five applications require Planning Commission approval and 10 applications require City Council approval. In November, the Planning Division received a total of 399 phone calls and 139 email inquiries.

35%

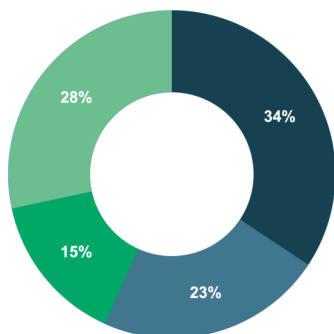
Decrease from November 2021 in total applications.

67%

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 15 Online Open Houses during the month of November, with a total of 620 visits.

MONTHLY BREAKDOWN:

- 9 items opened for public comment.
- 5 items closed for public comment.
- 1 item remains open from previous months.

NOVEMBER APPLICATIONS 2021 2022

APPEAL

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

HISTORIC LANDMARK COMMISSION

Conservation District	0	0
Demolition of Contributing Structure	0	0
Demolition of Non Contributing	0	1
Designation	0	2
Economic Hardship	0	0
Major Alteration	1	1
Minor Alteration	20	19
New Construction	0	0
Relocation	0	0
Special Exception	0	0
Total Applications	21	23

PLANNING COMMISSION

Alley Vacation	0	1
Annexation	1	0
Conditional Use	4	2
Design Review	1	2
Master Plan Amendment	0	0
Planned Development	2	0
Special Exception	11	0
Street Closure	0	1
Transit Station Area	2	1
Zoning Amendment	7	8
Total Applications	28	15

SUBDIVISIONS

Consolidation	5	4
Final Plat Approval	5	2
Lot Line Adjustment	0	4
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	5	0
Total Applications	15	10

ZONING ADMINISTRATOR

Administrative Interpretation	5	0
Determination of Nonconforming Use	3	0
Variance	0	3
Zoning Verification	27	16
Total Applications	35	19

TOTAL APPLICATIONS 103 67

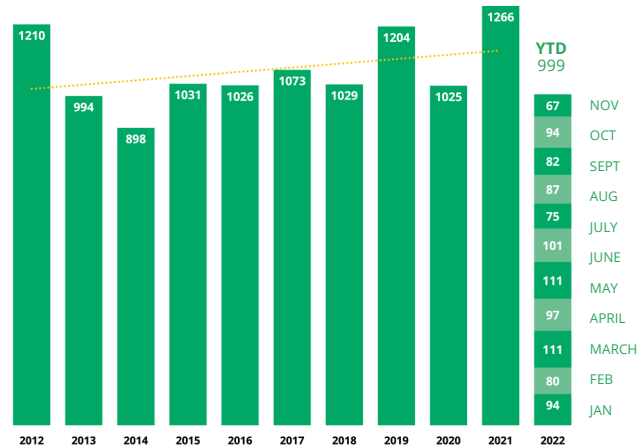


TRENDS

Since 2012, there has been a steady increase in the number of applications received. From 2012 through 2021, the average number of applications received during the month of November is 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 2012 at 58 applications.

The total number of applications received this month is 21% below the average for the month of November.



FEATURED PROJECT

SPARK! Design Review & Planned Development

KTGY Architects, on behalf of Brinshore Development, received Planned Development approval and Design Review approval with conditions. The Planned Development requested a modification to the minimum allowed height of the North Temple-facing façade and for additional height for fences that will screen the daycare play area and utilities. The Design Review requested modifications to the building façade length, setbacks, ground floor uses and glass, as well as blank walls. The 6-story building will include 200 residential units with ground-floor retail space and a daycare center.



NEW PROJECTS

West Village Design Review & Planned Development

Urban Alfandre, on behalf of two property owners, has requested Design Review and Planned Development approval for a 602-unit mixed-use project at approximately 401 W 900 S. In addition to more than 600 residential units, the proposal also provides 180,000 square feet of office and laboratory space. The approvals are required to increase the maximum building height from 60 feet to 90 feet; to reduce the front yard setback along 900 S and Montague Street to 0 feet; to reduce the landscape yard requirements from 10 feet to 0 feet; and to reduce the required parking spaces for one residential building from 237 to 178 through Transportation Demand Strategies.

Unico Design Review

Salt Lake City received a request from Lake Union Partners for a Design Review, which would allow the applicant to exceed the allowed height in the D-1 zoning district for a mid-block building at the corner of 200 S and 200 E. The proposed height is approximately 129 feet. The project will convert an old data center into a mixed-use residential development with 169 apartment units. Retail will be provided on the first floor of the building. An additional floor will be added to the building, converting the existing roof surface to an amenity deck with an outdoor pool and spa, amenity lounge, and fitness area.

HIGHLIGHTS

Glendale Regional Park Plan

The Planning Commission forwarded a positive recommendation to City Council regarding the proposed Glendale Regional Park Plan. The Plan is for a new park at the former home of the Raging Waters waterpark. The 17-acre park, located at 1200 W 1700 S, helps to fulfill the City's goal of adding 94 acres of new public lands within the next decade.