

MONTHLY REPORT

October 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.

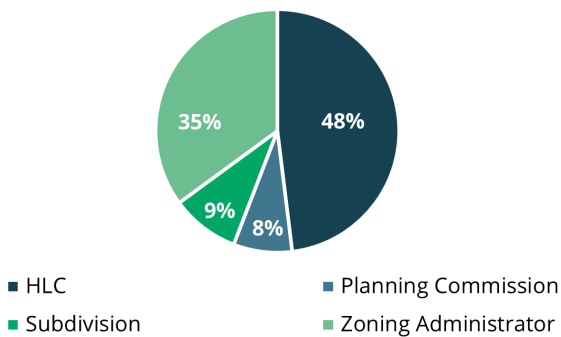
SUMMARY

A total of 77 applications were received in October, one (1) application requires City Council approval while six (6) applications require Planning Commission approval. In October, the Planning Division received a total of 454 phone calls, 131 email inquiries, and 78 walk-in inquiries.

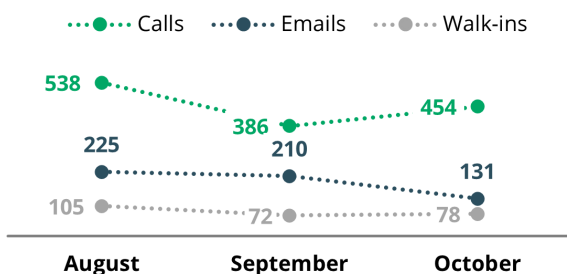
18%
Decrease in applications from October 2022.

92%
Of the applications can be processed administratively.

APPLICATIONS



PLANNING COUNTER INQUIRIES



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 50 Online Open Houses during October, with a total of 945 visits.

OCTOBER APPLICATIONS

2022 2023

APPEALS

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

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	36	37
New Construction	0	0
Relocation	0	0
Total Applications	36	37

PLANNING COMMISSION

Alley Vacation	0	0
Annexation	0	0
Conditional Use	3	2
Design Review	3	0
General Plan Amendment	3	0
Planned Development	3	1
Street Closure	0	0
Transit Station Area	0	2
Zoning Amendment	3	1
Total Applications	15	6

SUBDIVISIONS

Consolidation	5	2
Final Plat Approval	5	0
Lot Line Adjustment	0	1
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	4	4
Total Applications	14	7

ZONING ADMINISTRATOR

Administrative Interpretation	2	3
Determination of Nonconforming Use	0	3
Variance	1	3
Zoning Verification	26	18
Total Applications	29	27

TOTAL APPLICATIONS

94 77

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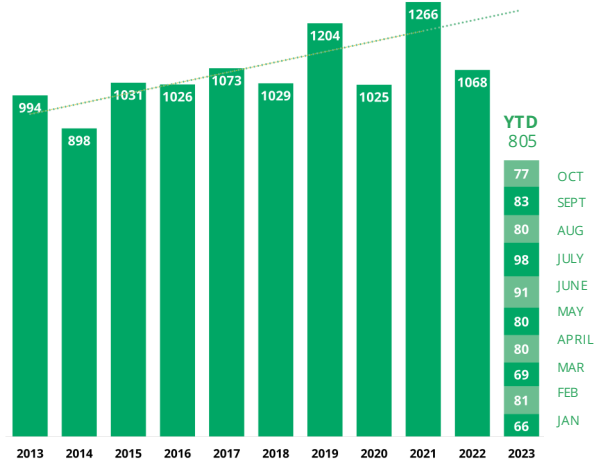
PLANNING DIVISION

TRENDS

From 2013 to 2021, there was a steady increase in the number of applications received. Since then, there has been a slight decrease. From 2013 through 2023, the average number of applications received during the month of October was 94.

October 2014 received the highest number of applications for the month of October with 103 applications. The lowest number of applications received in the month of October was in 2023 with 77 applications.

The total number of applications received this month is 18% lower than the monthly average for October.



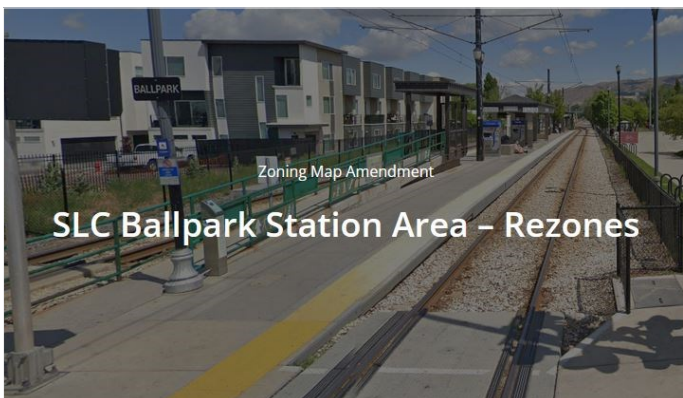
FEATURED PROJECTS

Ballpark Station Area Plan Rezone

The Salt Lake City Planning Commission voted to forward a positive recommendation to the City Council to approve the rezones associated with the Ballpark Station Area Plan, which was approved in Fall 2022.

The rezone will change the commercial zones surrounding the Ballpark area to form-based and mixed-use zones. A new zone, the MU-8 (Form Based, Mixed Use 8) zone, was created to promote development that fits the goals of the Ballpark Area.

The purpose of the new zone is to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking.



NEW PROJECTS

HIGHLIGHT

Liberty Corner Design Review at 1265 S 300 W

The Salt Lake City Planning Commission received a Design Review request for a multi-family building located at 1265 S 300 W. Design Review approval is required for heights greater than 75 ft in the General Commercial (CG) zone. The applicant is proposing a multi-family residential building that is 85 ft at its tallest point.

The project, if approved, will provide 200 two-to-four bedroom affordable units, with average rents affordable at 60% Area Median Income (AMI).

Childcare Facilities Text Amendment

The Salt Lake City Planning Commission forwarded a positive recommendation to the City Council to approve a text amendment which would reduce zoning barriers to new and expanding daycare facilities.

One of the proposed changes would allow daycares in specific residential zones by-right, which removes the requirement to seek approval from the Planning Commission. Other changes would increase the number of children allowed in home daycares from 8 to 16.

The changes seek to address increasing daycare costs and the severe daycare shortage facing Salt Lake City.