

# PLANNING DIVISION // MONTHLY REPORT

December 2023



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

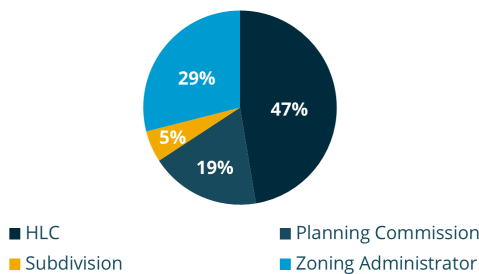
## SUMMARY

A total of **38 applications** were received in December, two (2) applications require City Council approval, while five (5) applications require Planning Commission approval. In December, the Planning Division received a total of 372 phone calls, 124 email inquiries, and 71 walk-in inquiries.

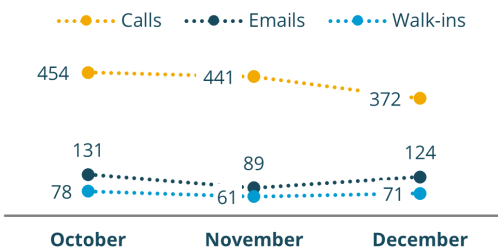
**45%** Decrease in applications from December 2022.

**82%** Of the applications can be processed administratively.

### Applications



### Planning Counter Inquiries



## PUBLIC ENGAGEMENT

During the month of December, the Planning Division hosted 64 Online Open Houses with a total of 1,059 visits.

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

## DECEMBER APPLICATIONS

2022 2023

### Appeals

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

### Historic Landmark Commission

Conservation District	0	0
Demolition of Contributing Structure	0	0
Demolition of Non Contributing	0	1
Designation	0	0
Economic Hardship	1	0
Major Alteration	24	0
Minor Alteration	0	17
New Construction	0	0
Relocation	0	0
<b>Total Applications</b>	<b>25</b>	<b>18</b>

### Planning Commission

Alley Vacation	0	0
Annexation	0	0
Conditional Use	5	1
Design Review	6	0
General Plan Amendment	3	0
Planned Development	2	3
Street Closure	0	0
Transit Station Area	0	1
Zoning Amendment	4	2
<b>Total Applications</b>	<b>20</b>	<b>7</b>

### Subdivisions

Consolidation	3	1
Final Plat Approval	3	0
Lot Line Adjustment	3	0
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	3	1
<b>Total Applications</b>	<b>12</b>	<b>2</b>

### Zoning Administrator

Administrative Interpretation	1	1
Determination of Nonconforming Use	1	1
Variance	2	0
Zoning Verification	8	8
<b>Total Applications</b>	<b>12</b>	<b>10</b>

**Total Applications 69 38**

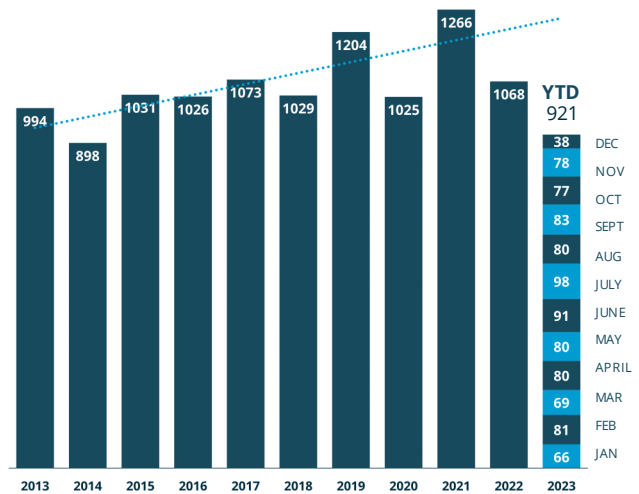


### TRENDS

December is typically the slowest month of the year for the Planning Division. **From 2013 to 2023, the Division received an average of 65 applications for the month of December.**

December 2023, received the lowest number of applications in a single month since the beginning of 2013, with a total of 38 applications. 2017 received the highest number of applications for the month of December, with a total of 85 applications.

**The total number of applications received this month is 42% lower than the monthly average for December.**



### FEATURED PROJECTS

#### The Tasting Room Bar Establishment - 357 W 200 S

The Salt Lake City Planning Commission unanimously approved a conditional use request for a bar at the above address. The building was previously occupied by an event venue with off-site catering.

**The Tasting Room is located in the D-3 Downtown Warehouse/Residential District. This zone requires a conditional use permit to operate as a bar.**



### NEW PROJECTS

#### 1095 E 2100 S - General Plan, Zoning Text & Zoning Map Amendments

Harbor Bay Ventures, has submitted applications for a Zoning Map & Zoning Text Amendment and a Master Plan Amendment. **The proposed Zoning Map & Zoning Text Amendment would rezone the property from CSHBD1 (Sugar House Business District 1) to CSHBD-SUS (Sugar House Business District - Sustainability District).** The CSHBD-SUS (Sugar House Business District - Sustainability District) is a new zone, proposed by the associated code text amendment, with a specific focus on sustainability.

To support the new zone and development proposal, the applicant has also proposed to add language to the Sugar House Community Master Plan that clarifies that sustainable mixed-use development is eligible for increased height bonuses.

### HIGHLIGHT

#### 2157 S Lincoln Street - Zoning Map Amendment

The Salt Lake City Council adopted (with conditions) a rezone at 2157 S Lincoln Street. The approved rezone changes the property's zoning designation from RB Residential/Business District to CSHBD2 Sugar House Business District 2. The property owner intends to construct approximately 238 apartment units subject to Design Review approval. **City Council imposed conditions that the existing Victorian home shall remain on the property in approximately its current condition.**