

MONTHLY REPORT

July 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 104 applications were received in July, 5 applications require City Council approval while 11 applications require Planning Commission approval. In July, the Planning Division received a total of 527 phone calls, 180 email inquiries, and 71 walk-in inquiries.

30%

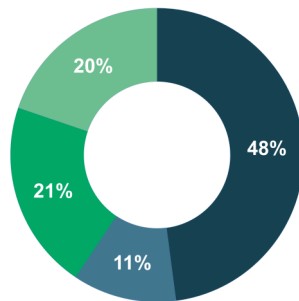
Increase from July 2022 in total applications.

81%

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 36 Online Open Houses during the month of July, with a total of 1714 visits.

Monthly Breakdown

- 10 items opened for public comment.
- 26 items remain open from previous months.

JULY APPLICATIONS

2022 2023

APPEAL

Appeal Administrative Decision	0	2
Appeal Commission Decision	0	0
Total Applications	0	2

HISTORIC LANDMARK COMMISSION

Conservation District	0	1
Demolition of Contributing Structure		0
Demolition of Non Contributing	0	0
Designation	0	1
Economic Hardship	0	0
Major Alteration	1	0
Minor Alteration	29	43
New Construction	3	1
Relocation	0	0
Special Exception	0	0
Total Applications	33	46

PLANNING COMMISSION

Alley Vacation	0	0
Annexation	0	0
Conditional Design Review	4	2
Conditional Use	3	1
General Plan Amendment	1	1
Planned Development	3	2
Special Exception	0	0
Street Closure	0	0
Transit Station Development	2	1
Zoning Amendment	4	4
Total Applications	17	11

SUBDIVISIONS

Consolidation	6	1
Final Plat Approval	2	11
Lot Line Adjustment	3	1
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	3	7
Total Applications	14	20

ZONING ADMINISTRATOR

Administrative Interpretation	0	1
Determination of Nonconforming Use	0	1
Variance	0	3
Zoning Verification Letter	11	14
Total Applications	11	19

TOTAL APPLICATIONS

75 98

MONTHLY REPORT

July 2023



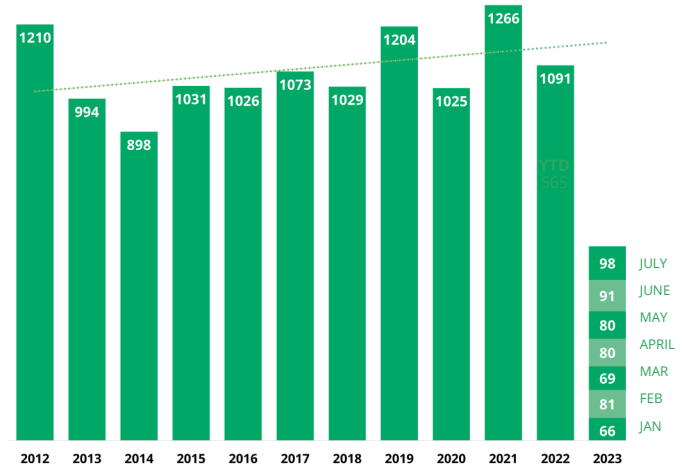
PLANNING
DIVISION

TRENDS

There has been a steady increase in the number of applications received by the Planning Division since 2013. From 2013 through 2023, the average number of applications received during the month of July was 96.

July 2019 received the highest number of applications for the month of July with 126 applications. The lowest number of applications received in the month of July was in 2022 with 75 applications.

The total number of applications received this month is 2% higher than the monthly average for July.



FEATURED PROJECTS



Thriving in Place

The Salt Lake City Planning Commission voted to forward a positive recommendation to the City Council for the adoption of the Thriving in Place plan. Salt Lake City spent the last two years working with a consultant to understand displacement and gentrification in the city. Staff gathered over 2,500 public comments in this time period. After conducting studies and gathering community input, six key findings were identified.

From these findings, the City was able to form goals to combat displacement pressures. **The proposed plan will work to protect tenants, preserve existing affordable housing, and produce more affordable housing.**

NEW PROJECTS

Zoning Map Amendment

The Salt Lake City Planning Commission approved a request to rezone several properties around 2131 S. Lincoln St. The properties were rezoned from RB Residential Business to C-SHBD2- Sugar House Business District. The Planning Commission placed a condition on the project that would require a developer agreement to preserve the Victorian Mansion at 2157 S Lincoln St. The developer intends to build 238 units on the consolidated properties.

HIGHLIGHT

Amendment Related to Gas Stations Located Near Water Sources and Sensitive Lands

Salt Lake City has initiated a petition to amend the zoning ordinance to propose minimum distances that any gas station can be from a river, stream, or other water body, a park, or open space area over a certain size. It will also establish more stringent zoning standards for any gas station that is located in the secondary groundwater recharge area of the city.

The amendment comes shortly after Kum and Go's conditional use request for a gas station at 2111 S 1300 E was denied by the Planning Commission.