



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

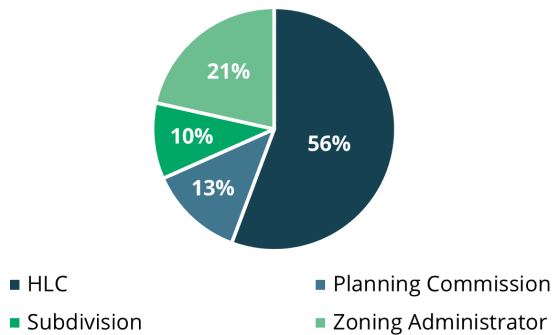
SUMMARY

A total of 80 applications were received in August, 3 applications require City Council approval while 7 applications require Planning Commission approval. In August, the Planning Division received a total of 538 phone calls, 225 email inquiries, and 105 walk-in inquiries.

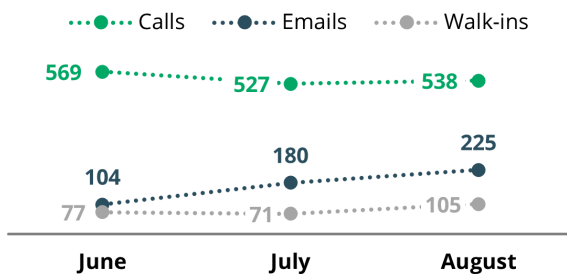
8%
Decrease from August 2022 in total applications.

87%
Of the applications can be processed administratively.

APPLICATIONS



PLANNING COUNTER



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 40 Online Open Houses during the month of August, with a total of 767 visits.

AUGUST APPLICATIONS

2022 2023

APPEAL

Appeal Administrative Decision	0	1
Appeal Commission Decision	1	0
Total	1	1

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	1
Minor Alteration	41	42
New Construction	0	1
Relocation	0	0
Total	41	44

PLANNING COMMISSION

Alley Vacation	2	1
Annexation	0	0
Conditional Design Review	1	1
Conditional Use	0	2
General Plan Amendment	0	1
Planned Development	2	2
Street Closure	0	0
Transit Station Development	1	1
Zoning Amendment	2	2
Total	8	10

SUBDIVISION

Consolidation	4	4
Final Plat Approval	4	1
Lot Line Adjustment	2	3
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	2	0
Total	12	8

ZONING ADMINISTRATOR

Administrative Interpretation	4	0
Determination of Nonconforming Use	1	0
Variance	0	1
Zoning Verification Letter	20	16
Total	25	17

TOTAL APPLICATIONS

87 80

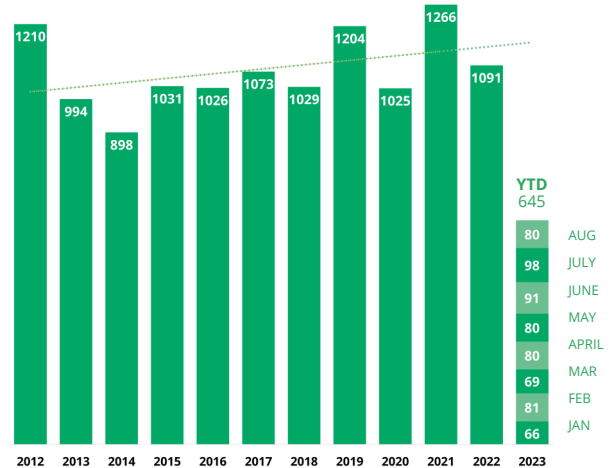


TRENDS

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 August was 97.

August 2013 received the highest number of applications for the month of August with 178 applications. The lowest number of applications received in the month of August was in 2014 with 67 applications.

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



FEATURED PROJECTS

Text Amendment to Daycare Uses

In August, Planning Commission held a work session on a proposed text amendment related to child daycare centers and home daycares. As one of Mayor Mendenhall's priorities for 2023, the intended goal of these amendments is to expand childcare options within the City and to better align City regulations with State licensing requirements. The proposed amendments include:

Childcare Centers

- Change the Land Use from Conditional Use to Permitted in the following zones: R-1/5,000, R-1/7,000, R1/12,000, SR-1, SR-3, R-2, RMF-30, RMF-35, and RMF-45
- Add as Permitted Use to the following zones: FR-1/43,560, F-2/21,780 and FR-3/12,000.
- Eliminate existing Conditional Use Standards for childcare centers outlined in 21A.36.130

Home Daycares (as a Home Occupation)

- Eliminate the definition for "Nonregistered Home Daycares". "Nonregistered Home Daycares" are not regulated by City or State code. This definition creates confusion with other definitions of childcare facilities.
- Increase the number of children allowed at Home Daycares from eight (8) to sixteen (16), to align with State code.
- Moving standards for Home Daycares into Home Occupation chapter, 21A.36.030.

Planning Staff was provided feedback from Commission including a desire for city regulations to align with the state's and brought up concerns with homes in neighborhoods not being occupied at night, noise from children, lack of affordable housing, oversaturation of Home or Family Daycares in neighborhoods, and Home or Family Daycares being located near bars.

Feedback is taken into consideration before returning to Commission for a public hearing.

NEW PROJECTS

Victory Heights Planned Development

The Salt Lake City Planning Commission approved a request by Jonathan Hardy, representing the property owner BCG Holdings, for a planned development at approximately 1060 E 100 S. The proposal is to convert an existing medical office building to a multi-family residential use by reusing the existing building, expanding the tower on the western portion and in place of some of the existing surface parking, and converting the majority of the upper parking deck to an amenity area.

Modifications Requested:

- **Density:** Conversion of the nonconforming commercial use to a permitted residential use. In the RMF zoning districts developments that change a nonconforming commercial use to a permitted residential use with a Planned Development are exempt from the density limitations of the zoning district.
- **Building Height:** an additional 5' of building height
- **Yards/Setbacks:** reductions to the corner side, interior side, and rear yard requirements

HIGHLIGHT

Zoning Terms and Definitions Text Amendment

Salt Lake City has initiated a petition to amend Part VI of Title 21A which includes the terms and definitions that are used throughout this title. The proposed text amendment's purpose is to clarify points of confusion within 21A, add consistency to the code, and remove unnecessary language.

The changes in 21A.62.040 include eliminating repetition, clarifying, and removing obsolete definitions. Many defined terms are either no longer used or are defined by referencing another definition. These changes help to make the zoning ordinance more clear, consistent, and efficient.

Planning Commission forwarded a positive recommendation to City Council.