



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

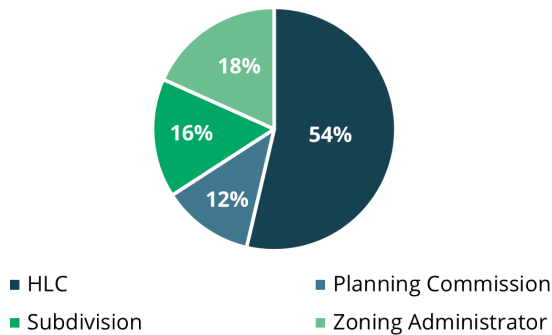
## SUMMARY

A total of 83 applications were received in September, three (3) applications require City Council approval while seven (7) applications require Planning Commission approval. In September, the Planning Division received a total of 386 phone calls, 210 email inquiries, and 72 walk-in inquiries.

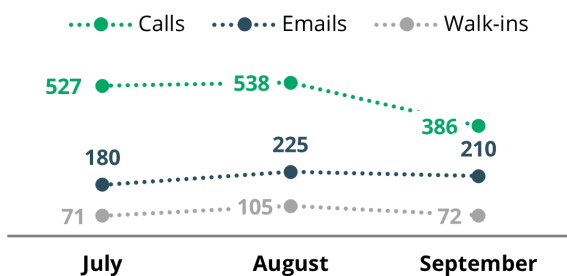
**1%**  
Increase in applications from September 2022.

**88%**  
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 43 Online Open Houses during September, with a total of 565 visits.**

## SEPTEMBER 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	0	0
Major Alteration	0	0
Minor Alteration	41	43
New Construction	0	0
Relocation	0	0
<b>Total Applications</b>	<b>41</b>	<b>44</b>

### PLANNING COMMISSION

Alley Vacation	0	0
Annexation	1	0
Conditional Use	3	1
Design Review	2	1
Master Plan Amendment	1	0
Planned Development	2	3
Street Closure	0	0
Transit Station Area	1	2
Zoning Amendment	0	3
<b>Total Applications</b>	<b>10</b>	<b>10</b>

### SUBDIVISIONS

Consolidation	1	1
Final Plat Approval	7	5
Lot Line Adjustment	1	4
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	5	3
<b>Total Applications</b>	<b>14</b>	<b>13</b>

### ZONING ADMINISTRATOR

Administrative Interpretation	2	2
Determination of Nonconforming Use	1	1
Variance	1	2
Zoning Verification	13	10
<b>Total Applications</b>	<b>17</b>	<b>15</b>

### TOTAL APPLICATIONS

**82 83**

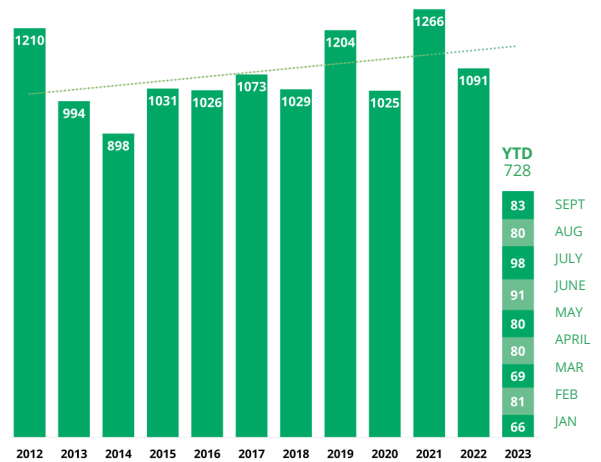


## TRENDS

Until this year, there has been a steady increase in the number of applications received by the Planning Division since 2013. From 2013 through 2022, the average number of applications received during the month of September was 94.

September 2019 received the highest number of applications for the month of September with 114 applications. The lowest number of applications received in the month of September was in 2014 with 79 applications.

*The total number of applications received this month is 12% lower than the monthly average for September.*



## FEATURED PROJECTS

### Planned Development and Preliminary Subdivision at 532 S 1200 E

The Salt Lake City Planning Commission approved with conditions a planned development and preliminary subdivision at 532 S 1200 E to build three townhomes behind the existing triplex. The proposal subdivides the property so that the individual townhomes and the existing triplex will be on their own lots.

Subdivision approval is required as each the subdivision would create lots without frontage on a public street and is only approvable if the planned development is approved. Planned development approval is required as the individual lots created through the subdivision do not meet zoning standards such as setbacks, building coverage, landscape buffer and grading limitations.

**This project takes advantage of the changes to the RMF-30 zoning. The changes were adopted last year to encourage infill development and increase the city's housing supply.**



## NEW PROJECTS

### Edison Street Design Review

Salt Lake City received a request from Mitch Vance with J. Fisher Companies, property owner representative, requesting Design Review approval to develop a mixed-use project at approximately 220 & 250 South 200 East. The site consists of two parcels totaling approximately 1.45 acres (63,000 SF). The subject property is located in the D-1 Central Business District.

**The proposed development is 7 stories tall and includes 197 units, ranging from studios to two-bedrooms, 242 parking spaces, and 8,600 square feet of leasing and amenity space.** The exterior of the building is designed primarily with brick and cementitious panel, with glass and metal accents. The north side of the property will include a publicly accessible midblock walkway, as required in the Downtown Plan, connecting 200 East to Edison Street.

## HIGHLIGHT

### 300 West Corridor & Central Pointe Station Area Plan Open Houses

Salt Lake City held two open houses to receive feedback on the concept plans for the new 300 West Corridor/Central Pointe Station Area Plan. Attendees were able to provide feedback on what they wish to see and their desires for the future of this area. The goal of the plan is to create new general policies and land use/zoning focused policies for the area between 1700 S and 2100 S and I-15 to West Temple.

**The project team continues to collect suggestions and ideas as they prepare the draft plan.**