

PLANNING DIVISION // MONTHLY REPORT

April 2024



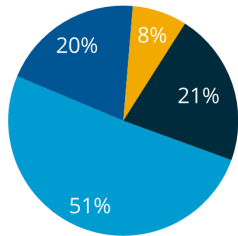
APPLICATIONS RECEIVED

19% decrease in applications from April 2023.

A total of **65** applications were received this month. One (**1**) application was City initiated and **64** applications were initiated by private applicants.

This report communicates the Planning Division's workload & provides analysis of trends to better understand staff capacity.

TYPE OF PETITIONS



- Zoning Administrator
- Planning Commission
- Historic Landmark
- Subdivision

TYPE OF APPROVAL PROCESS



Administrative Approval

53



Planning Commission

9

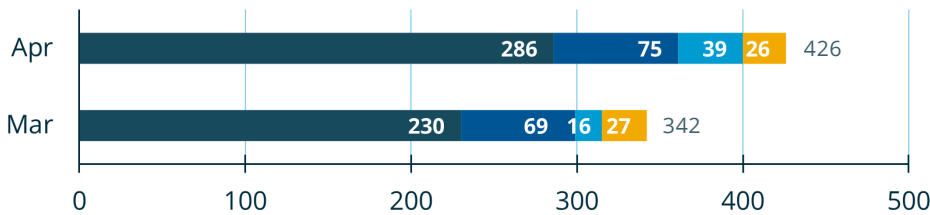


City Council Approval

4

81% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



- 1st Review
- 2nd Review*
- 3rd Review*
- 4+ Reviews*

* Review for corrections

Number of Reviews to Date for 2024
1,316

PLANNING COUNTER INQUIRIES

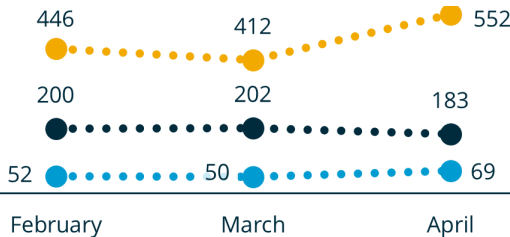
This month the Planning Division received a total of **552** phone calls, **183** email inquiries, and **69** walk-in inquiries.

PUBLIC ENGAGEMENT

Online Open Houses are hosted by the Planning Division as an opportunity for constituents to stay informed, review proposals, and provide feedback.

This month **81 Online Open Houses** were hosted with a total of **1,385 visits**.

TRENDS



- Walk-ins
- Emails
- Phone Calls

ONLINE OPEN HOUSES BREAKDOWN



New this month

11



Active from past months

61



Closed this month

9

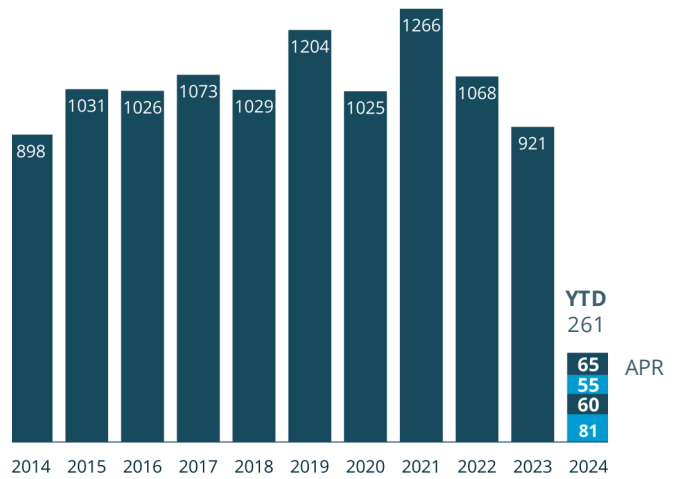


10-YEAR TREND ANALYSIS

April generally experiences an increase in the number of petitions compared to earlier months in the year.

From 2014 to 2024, the Division received an average of 90 applications for April.

In 2024, the Planning Division received its lowest number of petitions, with a total of **65 applications**. In 2021, the Planning Division received the highest number of petitions for the month of April, with a total of **122 applications**.



FEATURED PROJECTS

Sports, Entertainment, Cultural, and Convention District Text Amendment

Mayor Erin Mendenhall initiated a zoning text amendment to modify provisions in the D-4 Downtown Secondary Business District that would support the creation of a sports, entertainment, cultural, and convention district in and around the site of the Delta Center.

The changes would impact all of the properties within the D-4 zoning district and include removing the limitations on building height, expanding and modifying the existing arena sign overlay to the blocks where the Salt Palace is located, and changing the following land uses from conditional to permitted: stadiums, heliports, and commercial parking structures.



NEW PROJECTS

550 S 600 E - New Construction in Central City Local Historic District

Tyler Morris, on behalf of the property owners, is requesting approval for a New Construction in a Local Historic District. The applicant is proposing to demolish the existing structure on the property and build a new 166-unit multi-family apartment building with underground parking.

The Historic Landmark Commission is required to review any new construction in a local historic district to ensure the project complies with the historic design guidelines. New constructions are required to fit into the established context of the historic neighborhood.

HIGHLIGHT

Affordable Housing Incentives (AHI)

In December of 2023, the Salt Lake City Council approved changes to encourage the construction of additional affordable housing through the Affordable Housing Incentives. These changes provide incentives to developers who include affordable homes in their projects. The changes went into effect on April 30.

The purpose of these incentives is to enable development that may not otherwise occur and allow for additional affordable units in projects already providing affordable units. The Planning Division has created a guide to help navigate the new AHI code, and can be found [here](#).