

PLANNING DIVISION // MONTHLY REPORT

September 2024



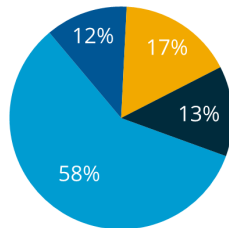
APPLICATIONS RECEIVED

14% increase in applications from September 2023.

A total of **95** applications were received this month. All **95** 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

88



Planning Commission

7

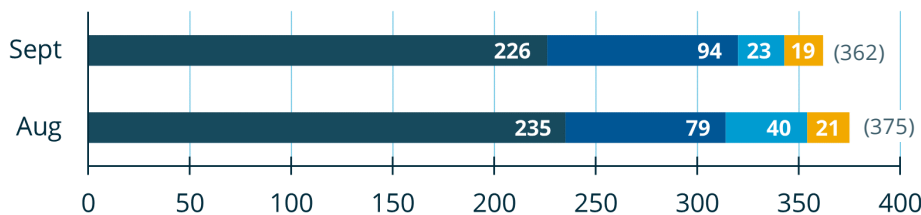


City Council Approval

2

93% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



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

* Review for corrections

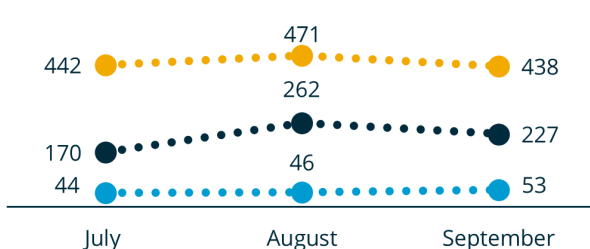
Number of reviews to date for 2024

3,373

PLANNING COUNTER INQUIRIES

This month the Planning Division received a total of **438** phone calls, **227** email inquiries, and **53** walk-in inquiries.

TRENDS



- Walk-ins
- Emails
- Phone Calls

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 50 Online Open Houses were hosted with a total of 967 visits.

ONLINE OPEN HOUSES BREAKDOWN



New this month

5



Active from past months

41



Closed this month

4

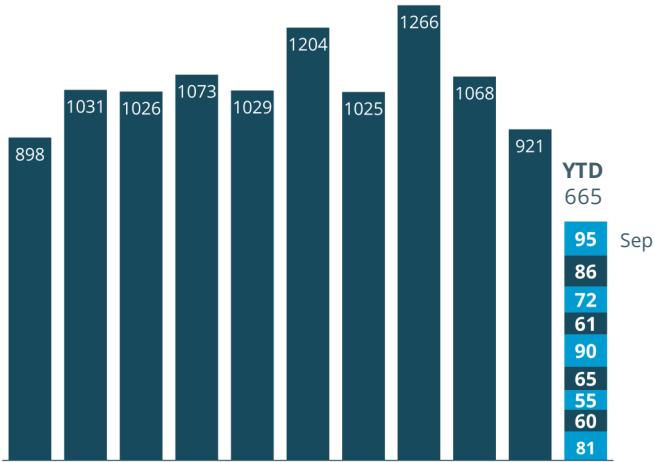


10-YEAR TREND ANALYSIS

2024 saw an increase in applications and was above average. From 2014 to 2024, the Division received an average of 93 applications for the month of September.

September 2014 saw the lowest number of petitions received in a single month, with a total of 79 applications. September 2019 saw the highest number of applications for September, with a total of 114 applications.

The total number of applications received this month is 2.2% above the monthly average for September.



FEATURED PROJECTS

New Construction on Historical Parcel

Luke Martineau, representing J Fisher Company, is seeking historical approval for the construction of a seven-story residential project on a portion of the existing B’nai Israel Temple parcel, located at approximately 249 S 400 E.

The parcels are currently used for surface parking, which will be replaced by parking on the first and second floors of the building, providing a total of 112 parking spaces. The project will introduce 25 studio apartments, along with 49 one-bedroom and 40 two-bedroom units.



NEW PROJECTS

New Construction in TSA Zone

Jeff Douglas, on behalf of the property owner, submitted a request for Design Review approval for a new development at 850 W 100 S. The proposed project consists of a five-story building, measuring 52 feet and 1 inch in height, and will feature six one-bedroom units along with 40 studio apartments.

The site encompasses approximately 0.2 acres (8,720 square feet) and will include four ground floor residential units. Additionally, the development will provide six off-street parking stalls within a first-floor parking garage. The property is zoned TSA-UN-T and is currently vacant.

HIGHLIGHT

Intermountain Healthcare Development

The Salt Lake City Council requested that Intermountain Health enter into a development agreement as a condition of approval for the zoning map and text amendment, which involves rezoning 754 S State St from D-2 to D-1.

This agreement seeks to effectively integrate the project into its surroundings while addressing the city’s needs. Key conditions of this agreement include landscaped public space, midblock walkways, and a strategy for ground-floor street activation.

On September 25th, the Planning Commission recommended approval for the proposed development agreement required by the City Council.