

SALT LAKE CITY PLANNING DIVISION ANNUAL REPORT



2017



Planning Division Quick Facts

- 28 staff members
- Services
 - Long term land use planning
 - Historic Preservation
 - Urban Design
 - Design Review
 - Land Use Review
 - Appeals



Top Accomplishments

- Northwest Quadrant zoning changes
- Adoption of East Bench Master Plan
- Approved 2,171 new housing units
- 900 West Rezoning
- 2200 West rezoning
- Improvements to TSA zoning district

Plan Salt Lake Implementation

Plan Salt Lake is the citywide vision plan for Salt Lake City. It establishes city wide policies relating to the growth and development of the City. Plan Salt Lake includes a number of policies that are intended to be worked on for the next 20 years as well as metrics to help measure the success of the plan and to identify changing needs of the City.

In 2017 the Planning Division led the efforts to help the City accomplish the following goals identified in Plan Salt Lake:

1

Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics

Increase diversity of housing types for all income levels throughout the city.



New Housing
2,171 DU



Townhomes
129



Apartments
2,042

2



**2040
TARGETS**

Guiding Principle

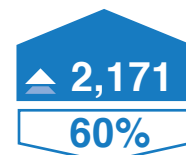
Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

Community amenities with 1/4 mile of walking distance of every household (parks, natural lands, libraries, schools and recreation centers)

New households within 1/4 mile of a community amenity.



1,288
Approved
by PC



3

Transportation and mobility network that is safe, accessible, reliable, affordable and sustainable, providing real choices and connecting people with places. Public transit within 1/4 mile of all homes



4

Protecting the natural environment while providing access and opportunities to recreate and enjoy nature

New households within 1/2 mile of park or open space



5

Minimize our impact on the natural environment.



Expand natural lands and watershed protection acreage

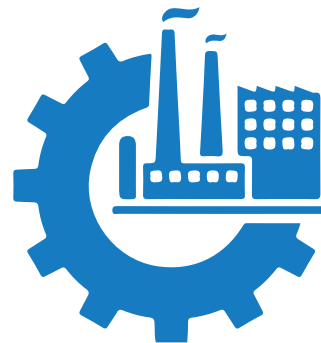
3,670 acres of preserved land in NWQ

6

A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local businesses, and industry to thrive



Housing near business districts 2,130

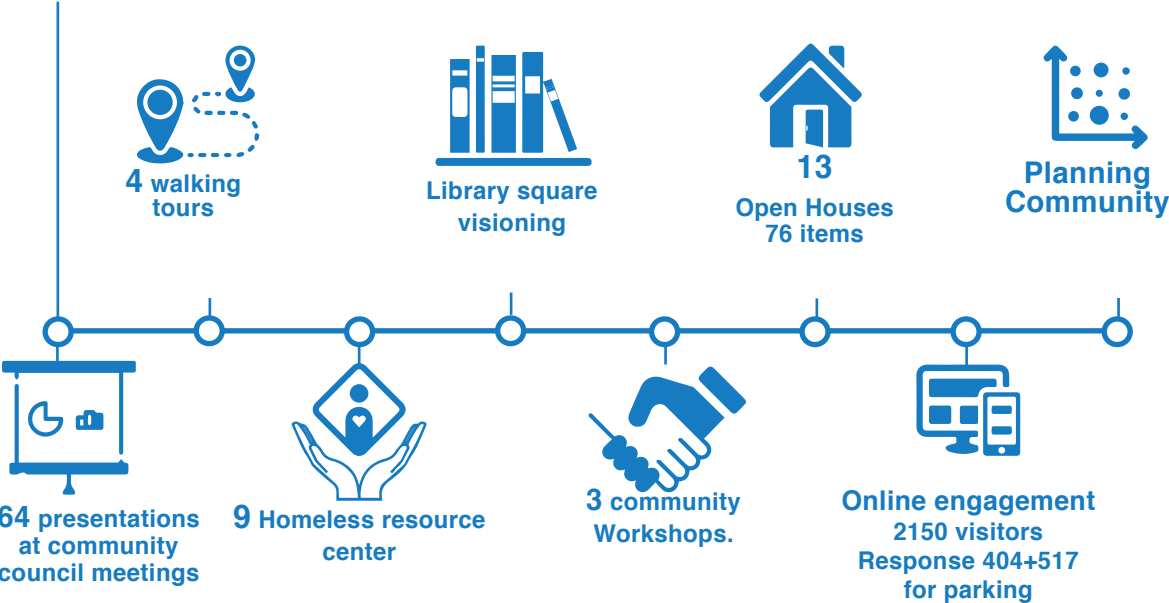


**Expansion of manufacturing areas
3,959 acres NWQ
2200 West: 284 acres**

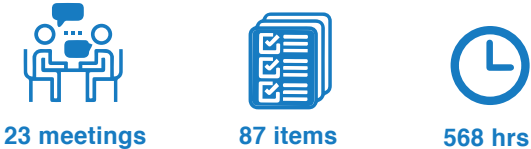
7

Government a local government that is collaborative, responsive and transparent.

Engagement opportunities



Planning Commision



HLC



Admin Hearings





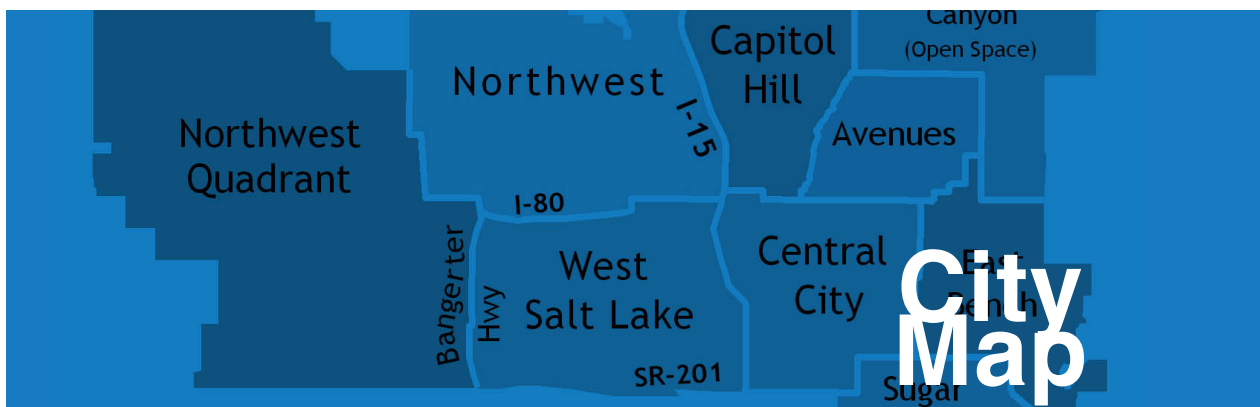
Master Plans Adopted

- East Bench Community Plan
- Parleys Way Corridor plan
- 21st and 21st Small area plan

Master Plan Implementation

- Housing units by planning community:

Northwest	479
Avenues	11
Sugar House	542
Central City	668
Capitol Hill	267



Master Plan

Specific Implementation



Westside Master Plan

- 900 S 900 W map amendment to support new growth identified in Westside Master plan.



NWQ

- Rezone the NWQ to implement the NWQ master plan
- Create the NWQ overlay to protect natural lands identified in the NWQ plan
- Private developments
 - John Cannon Road rezone



Downtown

- Regent St sign overlay to help implement Downtown master plan
- Station Center rezone around SL Central Station
- Temporary use text amendments to make it easier to temporarily activate underutilized spaces
- Private developments approved by PC/HLC
 - › Block 67 redevelopment
 - › “The Ruth”
 - › Centro Civico Senior Housing
 - › Vivint Arena sign overlay
 - › 826 South Planned Development: bringing missing middle housing to the downtown master plan area
 - › Pierpont Apartments to help bring more housing in Downtown
 - › West Gateway Commons to bring more housing in downtown area



Central Community

- Rezone land around 400 South and 300 East to support “the Exchange” development, providing mixed use development that includes affordable housing.
- Private developments
 - › 563/67 E 600 S; compatible infill in central city historic district
 - › Historic relocations: 665 E Ely place and 658 e 600 S
 - › 613 E 100 S rowhouses: missing middle housing in historic district
 - › 508 E South Temple; new housing in historic district
 - › Adaptive reuse of Salisbury Mansion
 - › New housing construction at 637 E 500 South in the Central City historic district
 - › New apartment building at 454-466 E South Temple in the South Temple Historic District
 - › Book Cliffs development at 1149 S West temple new housing
 - › Violin School Commons PD: adaptive reuse, affordable housing, infill housing development at old public safety building site



Northwest

- Rezone 2200 West to promote more economic development along the corridor
- Private developments
- Hoyt Place rezone to promote infill development (North Temple Boulevard Plan)
- Euclid corner townhomes



Sugar House

- Private developments
- Salt Lake Costume Company project
- Shopko site redevelopment to help implement the Sugar House Master Plan and Sugar House circulation plan.
 - › Salt Lake Costume Company project
 - › Shopko site redevelopment to help implement the Sugar House Master Plan and Sugar House circulation



Avenues

- Private Developments
 - › 117 E South Temple: preservation goals for new construction and new infill housing in Avenues



Capitol Hill

- Private Developments
 - › Marmalade mixed use project: bringing commercial and high density housing to the block where the marmalade library is located



East Bench Master Plan

- Yalecrest Douglas park I local historic district: neighborhood preservation (recommend to the city council)
- Privately approved projects
- Private Developments

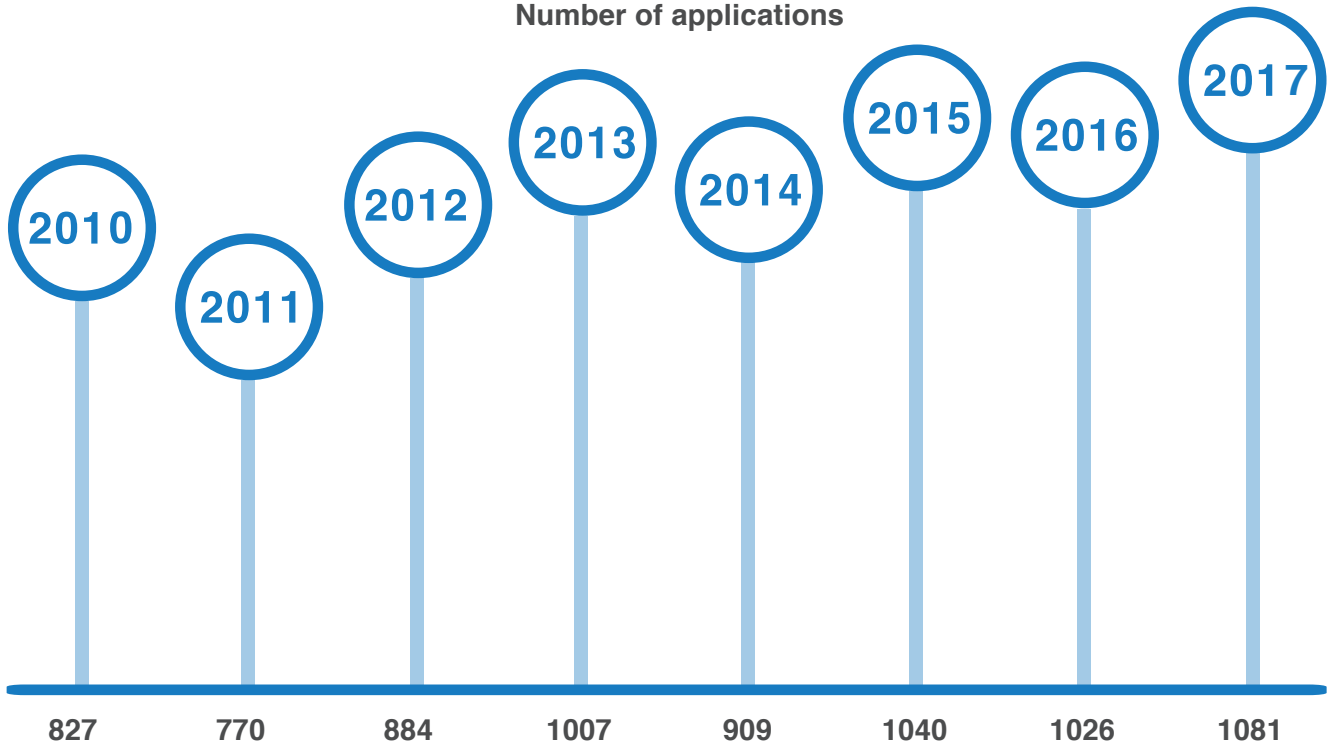
Implementing Best Practices

- Design standards chapter
- TSA zoning district changes
- Adopting Westmorland Place Historic District Guidelines
- FB-UN2 text amendments so district can be used in other parts of the City
- Recommended to the city Council changes to new construction and demolition ordinances for local historic districts
- Text amendment to make it possible to preserve and reuse vintage signs (recommended to the City Council)
- Dining club and social club alcohol text amendments (recommended to City Council)
- Open Space zoning regulations changes (recommended to City Council)
- Homeless resource center text amendments
- Recommended changes to the Planned Development ordinance (to city council)
- Small scale food production text changes
- Adopted modification to Electric vehicle parking requirements
- Internal improvements
 - › Updated process manual
 - › Redefined planning division management roles
 - › Developed customer service policy
 - › Developed fire code checklist to identify “project stoppers” early in the process

Workload Stats

- Number of applications: 1,081 (a 30% increase since 2010)

Trend Chart
Number of applications



- Number of visitors to planning counter
- Number of Pre-submittal reviews.

Professional Development

- Number of applications: 1,081 (a 30% increase since 2010)

- › APA NYC; 10 planners
- › ULI LA : 1 planner
- › Utah APA: 5 planners
- › Hands on preservation seminar in Missouri (3)
- › Utah land use institute (3 planners)
- › Windows workshop
- › Mountain Town and Resort Planners Conference
- › Saving Places conference
- › Utah Real Estate Awards
- › CNU Annual meeting

Professional Development

- Conferences attended
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- Promotions
 - › Daniel
 - › Kelsey
 - › Nick
 - › Wayne
 - › New employees: 2 new staff members.
- Universities attended by staff
- Professional Outreach
- Taught university level classes
- Spoke at conferences
- Taught university level classes
 - › Daniel
 - › Michael Maloy
 - › Molly Adjunct instructor at the U
 - › University lectures
 - Nick
 - Daniel
- Provided tours in SLC for the following groups
 - › Calgary City Council
 - › Draper City planning officials
 - › Window repair workshop in SLC
 - › Planning tour of Downtown for Bennion Middle School
 - › Urban Design walking tour of Sugar House with Planning Commission
 - › Northwest Quadrant tours for Planning Commission
 - › Vernacular Architecture tour in Park City
 - › Ecosystem conservation society
- Daniel Rose Fellowship City
 - › Planning tour of Toronto
 - › Toronto discussions: displacement, land use/ transportation growth; community building, affordable housing, urban design, social programs
- Zoning 101 presentation to PC, 3 different community councils
- What is a master plan presentation to Rose Park CC
- HLC Training on Secretary of the Interior Standards for Historic Preservation
- Western Planners Resources Board of Directors
- Utah APA executive committee

Professional Development



 International

 University

 Work

