

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.

One of the primary goals of Plan Salt Lake is to increase the diversity of the types of housing citywide. So how are we doing?



New Housing
2,171 DU



Townhomes
129



Apartment Units
2,042

It isn't enough to simply add housing. Housing needs to be located in places where there is existing infrastructure and amenities to help reach other City goals. Plan Salt Lake includes metrics that establish goals for the city to achieve by the year 2040.

2040
TARGETS



- Transit located within 1/4 mile of all homes in the City
- A park, trail or open space within walking distance of all homes in the City
- % of home located within 1/4 mile of a school, library, or recreation center
- % of households within 1/2 mile of a business district



97%

Of the homes approved by the Planning Commission and Historic Landmark Commission are within 1/4 mile of a bus route, street car, or light rail line.

70%

Of the homes approved are within 1/2 mile (10-15 minute walk) of a park or open space.



60%

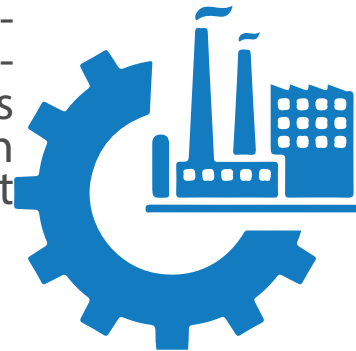
Of the homes approved are within 1/4 mile of a community amenity, such as a school, library or recreation center.



98%

Of the homes approved are within 1/2 mile of a business district.

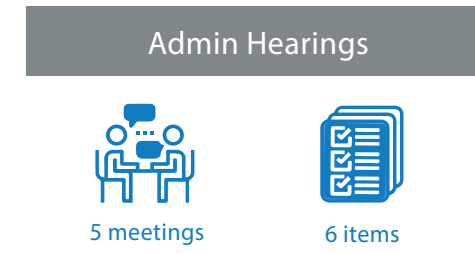
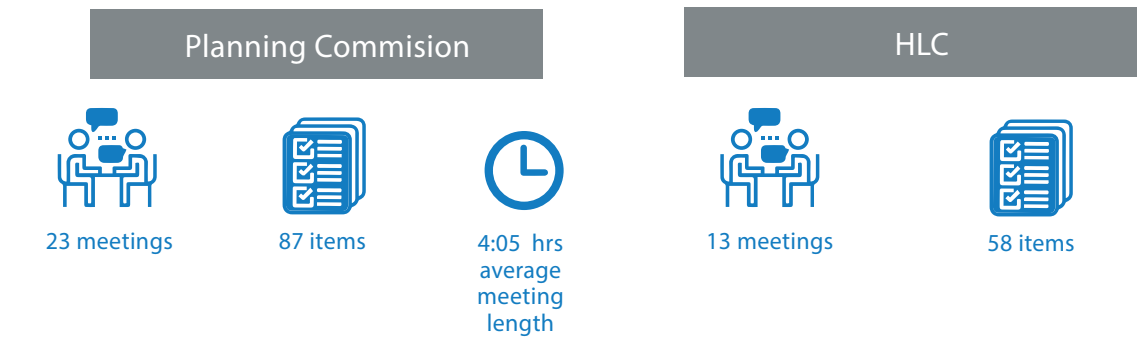
Growing our economy is an important aspect of Plan Salt Lake. In 2017, the Planning Commission expanded the City's manufacturing zones by 4,243 acres in the Northwest Quadrant and on the east side of Salt Lake International Airport.



3,670 acres

Plan Salt Lake is about more than housing. One of the goals is preserving natural lands and watershed protection. In 2017, the Planning Commission recommended that the City Council adopt zoning regulations that preserved 3,670 acres of natural land in the Northwest Quadrant. The City Council adopted the changes in December 2017.

A local government that is collaborative, responsive and transparent. This is one of the guiding principles in Plan Salt Lake. In 2017, the Planning Division hosted dozens of public engagement activities:





Master Plans Adopted

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

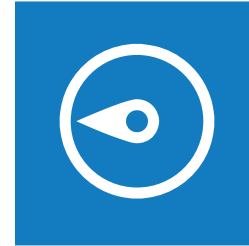
Master Plan Implementation

- Housing units by planning community:

Avenues	11
Capitol Hill	267
Central City	668
Downtown	208
Northwest	479
Sugar House	542



Master Plan Specific Implementation



Westside Master Plan

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



Northwest Quadrant

- 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
- 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 (200 S and 300 E)



Sugar House

- Private developments
 - › 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



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



East Bench Master Plan

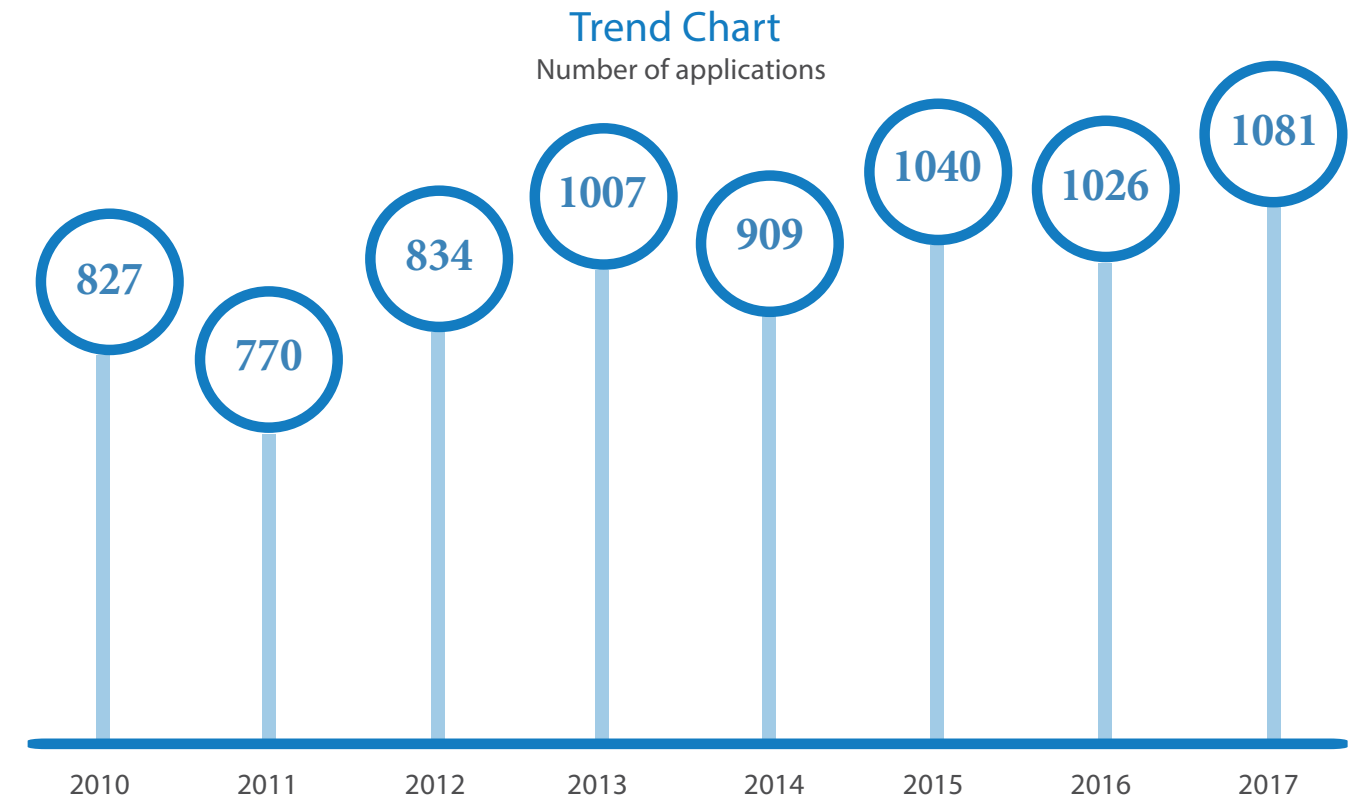
- Yalecrest Douglas Park I local historic district: neighborhood preservation (recommend to the city council)

Implementing Best Practices

- Design standards chapter
- TSA zoning district changes
- Westmorland Place Historic District Guide lines
- FB-UN2 text amendments so district can be used in other parts of the City
- Proposed 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)



Professional Development

- › APA NYC: 10 planners
- › ULI LA: 1 planner
- › Utah APA: 5 planners
- › Hands on preservation seminar in Missouri (3 planners)
- › Utah land use institute (3 planners)
- › Windows workshop (5 planners)
- › Mountain Town and Resort Planners Conference (1 planner)
- › Saving Places conference (1 planner)
- › Utah Real Estate Awards (4 planners)
- › CNU Annual meeting (4 planners)

Professional Development

- 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
- Promotions
 - › Daniel Echeverria
 - › Kelsey Lindquist
 - › Nick Norris
 - › Wayne Mills
 - › New employees: Myara Lima and Ashley Scarff.

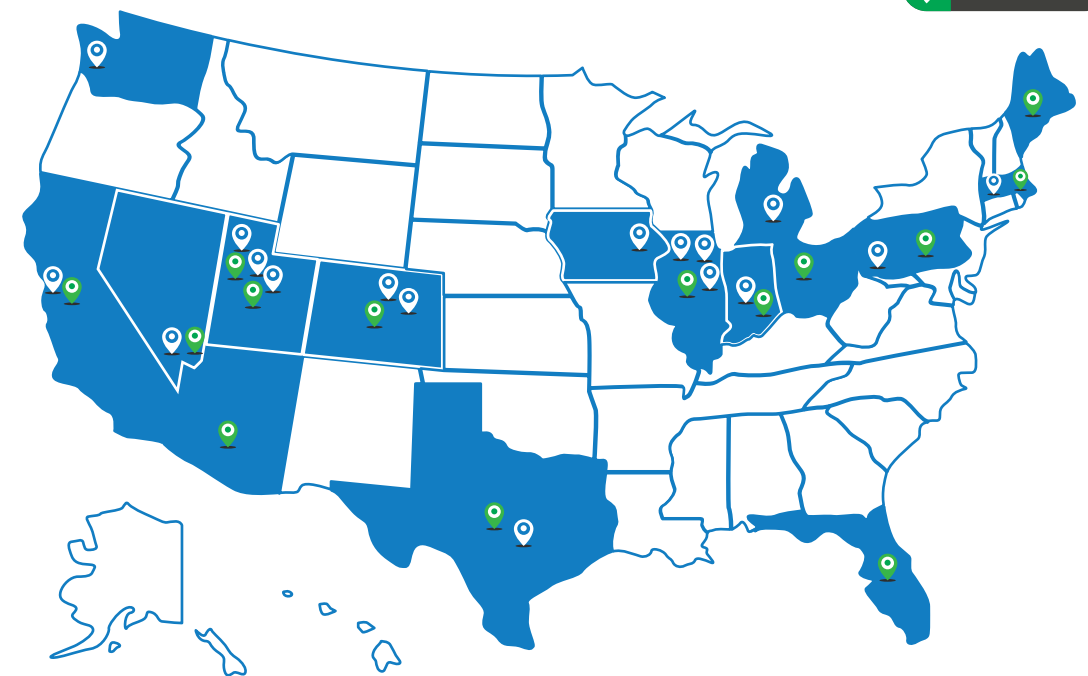
- Universities attended by staff
- Professional Outreach
- Taught university level classes
- Spoke at conferences
- Taught university level classes
 - › Daniel Echeverria
 - › Michael Maloy
 - › Molly Robinson: Adjunct instructor at the U
 - › University guest lectures:
 - Nick Norris
 - Daniel Echeverria

- Community Education 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
 - › Japan Ecosystem conservation society
- Daniel Rose Fellowship City
 - › Planning tour of Toronto
 - › Toronto discussions: housing displacement, land use/transportation growth; community building, affordable housing, urban design, social programs

Education and Work Experience



-  International
-  University
-  Work



Planning Division

- › Nick Norris, Planning Director
- › Cheri Coffey, Assistant Planning Director
- › Michaela Oktay, Planning Manager
- › Wayne Mills, Planning Manager
- › Joel Paterson, Zoning Administrator
- ›
- › Staff
- › John Anderson, Senior Planner
- › Doug Dansie, Senior Planner
- › Daneil Echeverria, Senior Planner
- › Carl Leith, Senior Planner
- › Molly Robinson, Urban Designer
- › Casey Stewart, Senior Planner
- › Lex Traughber, Senior Planner
- ›
- › Anna Anglin, Principal Planner
- › David Gellner, Principal Planner
- › JP Goates, Principal Planner
- › Chris Lee, Principal Planner
- › Kelsey Lindquist, Principal Planner
- › Katia Pace, Principal Planner
- › Ashley Scarff, Principal Planner
- › Amy Thompson, Principal Planner
- › Tracy Tran, Principal Planner
- ›
- › Mayara Lima, Associate Planner
- › Lauren Parisi, Associate Planner
- ›
- › Michelle Poland, Administrative Assistant
- › Deborah Severson, Administrative Assistant
- ›
- › Alan Trejo, Graphic Designer

Planning Commission

- › Maurine Bachman
- › Weston Clark
- › Emily Drown
- › Ivis Garcia
- › Carolyn Hoskins
- › Matt Lyon
- › Andres Paredes
- › Clark Ruttinger
- › Brenda Scheer
- › Sara Urquhart

Historic Landmark Commission

- › Stanley Adams
- › Thomas Brennan
- › Sheleigh Harding
- › Robert Hyde
- › Kenton Peters
- › Victoria Petro
- › Rachel Quist
- › Dave Richardson
- › Charles Shepard
- › Esther Stowell
- › Paul Svendsen
- ›

