



The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity. **The Planning Division has been experiencing an increase in applicant and City initiated applications.**

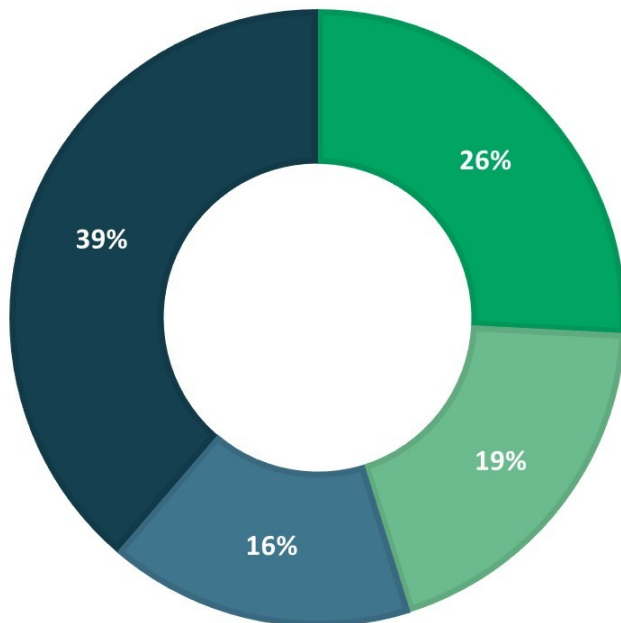
SUMMARY

167%
 Increase from January of last year in complex applications.
Requiring a public hearing.

83%
 Of the applications can be processed administratively.
Most likely will not require a public hearing.

95 applications were received this month, that is a 12% decrease from last year. The largest percentage of the applications received this month were zoning administrator applications. Thirty of which were zoning verification letters, similar to the type of applications received last year for January.

The number of time-intensive and complex applications has increased year-over-year. Sixteen applications received in January are required to go through a public hearing process.



- Zoning Administrator
- Historic Landmark Commission
- Planning Commission
- Subdivisions

JANUARY APPLICATIONS **2019** **2020**

HISTORIC LANDMARK COMMISSION

Special Exception	3	1
Minor Alteration	23	21
Major Alteration	0	1
Demolition of Contributing Structure	0	1
New Construction	0	0
Total Applications	26	24

SUBDIVISIONS

Preliminary Plat	3	3
Preliminary Condo	0	5
Lot line Adjustment	1	0
Lot Consolidation	2	3
Final Plat	6	6
Total Applications	12	17

PLANNING COMMISSION

Planned Development	0	1
Zoning Amendment	1	1
Master Plan Amendment	0	1
Transit Station Area	0	1
Street Closure	0	0
Conditional Use	2	4
Special Exception	9	4
Design Review	2	3
Total Applications	14	15

ZONING ADMINISTRATOR

Zoning Verification	51	30
Variance	0	0
Determination of Nonconforming Use	0	1
Administrative Interpretation	4	5
Total Applications	55	36

APPEAL

Appeal Administrative	1	2
Appeal Commission	0	1
Total Applications	1	3

TOTAL APPLICATIONS **108** **95**



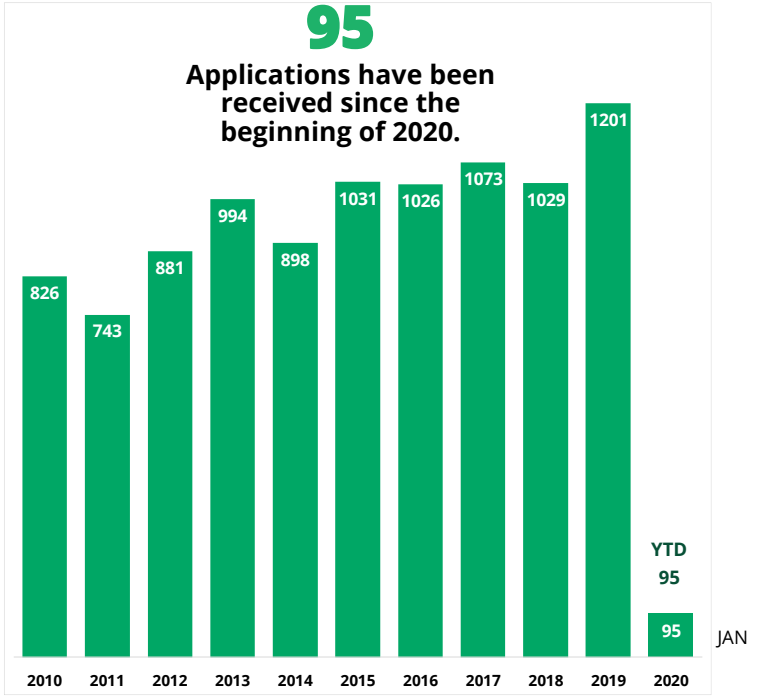
TRENDS

Over the last ten years, there has been a steady increase in applications. From 2010 thru 2020, the median number of applications received by the Planning Division during the month of January has been 63.

By the end of this January, the division's total number of applications received exceeded the total number of applications for all prior years for January, except for 2019.

In other words, this January has the second highest number of applications since 2010.

Staff received 51 percent more applications than the median for January.



FEATURED PROJECT

The Zephyr 360 West 200 South

A proposed 138-unit development asking for additional height from the D-4 height limit of 75 feet to allow a building 85 feet tall using the Design Review process. The project will include a midblock walkway from 200 South to the adjacent Paper Box Lofts development to the north per an RDA agreement that created an easement perpendicular to 200 South. This development will eliminate the last surface parking lot fronting 200 South between 300 and 400 West. This fulfills a key goal of the Downtown Community Plan: To establish an active public realm that supports a vibrant downtown experience.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- A Planned Development located at 637 N 300 W called Azure Place for a proposed 29 unit single-family attached residential development in the MU, Mixed Use zone.
- Three Conditional Use applications for accessory dwelling units.
- A Transit Station and design review located at 880 W 200 S. It is proposed to be a 204-unit residential mixed use development. They are asking for design review to building length of 350' where the base zoning requires 200' or less located in the TSA-UN-T zoning district.

MONTHLY HIGHLIGHT

On January 16, Historic Landmark Commission:

- Approved a certificate of appropriateness for the Masonic Temple Apartments located at 33 S 600 E. The proposed new construction is a multi-family development of approximately 125 dwelling units in an RO-Residential Office zone. However, this decision has been appealed.

On January 8, Planning Commission:

- Forwarded a positive recommendation to City Council for revisions to the off-street parking chapter ordinance. The revisions will:
 - a. Update parking requirements;
 - b. Simplify the parking regulations;
 - c. Address technical issues with administering the parking chapter;
 - d. Change the ordinance so it can be more responsive to the changing dynamics of SLC's development patterns.