



The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity.

**SUMMARY**

**15%**

decrease from January 2020 in total applications.

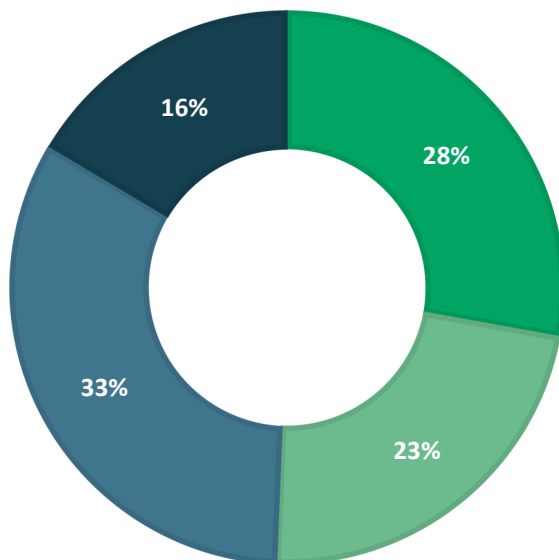
**80%**

Of all applications can be processed administratively.

*Most likely will not require a public hearing.*

A total of 80 applications were received in January. The majority were Planning Commission-type at 33%. This is a significant increase over January 2020: From 15 to 26 applications. Planning Commission applications are more demanding of staff due to their complexity and public hearing requirements. The percentage of time-intensive and complex applications was at 20%. Four of these will require City Council approval as well.

Because of changing protocols due to COVID-19, the Planning Division has experienced a rapid increase in zoning email correspondences, which totaled 257 this month, partly due to discontinuing active use of the Planning Counter phone line and redirecting the public to email. However, 80 voicemails were received and responded to in January.



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

**JANUARY APPLICATIONS 2020 2021**

**HISTORIC LANDMARK COMMISSION**

Special Exception	1	2
Minor Alteration	21	19
Major Alteration	1	0
Economic Hardship	0	0
Demolition Of Contributing Structure	1	0
New Construction	0	1
<b>Total Applications</b>	<b>24</b>	<b>22</b>

**SUBDIVISIONS**

Preliminary Plat	8	3
Lot line Adjustment	0	2
Lot Consolidation	3	4
Final Plat	6	9
<b>Total Applications</b>	<b>17</b>	<b>18</b>

**PLANNING COMMISSION**

Planned Development	1	3
Zoning Amendment	1	3
Master Plan Amendment	1	1
Transit Station Area	1	3
Street Closure	0	0
Alley Vacate	0	0
Conditional Use	4	3
Special Exception	4	8
Annexation	0	0
Design Review	3	5
<b>Total Applications</b>	<b>15</b>	<b>26</b>

**ZONING ADMINISTRATOR**

Zoning Verification	29	12
Variance	0	0
Determination of Nonconforming Use	1	0
Administrative Interpretation	5	1
<b>Total Applications</b>	<b>35</b>	<b>13</b>

**APPEAL**

Appeal Administrative	2	0
Appeal Commission	1	1
<b>Total Applications</b>	<b>3</b>	<b>1</b>

**TOTAL APPLICATIONS 94 80**



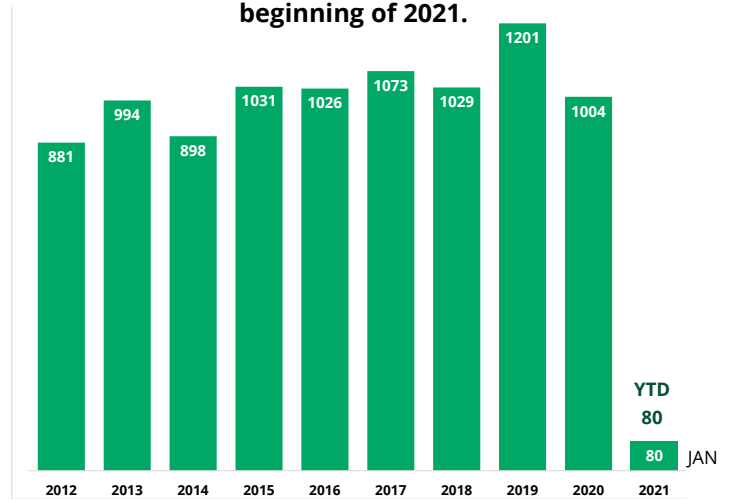
**TRENDS**

Since 2012, there has been a steady increase in applications for the Planning Division. From 2012 through 2021, the median number of applications received by the Planning Division during the month of January is 68.

The highest number of applications received for the month of January was in 2019 at 99 total applications. The lowest number of applications received was in 2013 at 39 applications.

*The Planning Division's total number of applications received this month is 18% above the median for the month of January.*

**80**  
 Applications have been received since the beginning of 2021.



**FEATURED PROJECT**

**Main Street Apartments Development (located approximately at 150 South Main Street)**

A Design Review Development application was submitted for land located between the US Bank tower and the Kearns office building. The proposed development is a 31 story tower with separate parking structure and a rooftop park in the D-1 Central Business Zoning District.

The application for Design Review is to modify the following:

- Mid-block allowable height to be more than 100 feet. The proposed building is 368 feet in height.
- Allowing the residential lobby entrance to step back away from the street face more than is allowed.

The development will consist of 8,400 square feet of retail space at the ground floor level, amenity space, 40 affordable units, 355 market rate units and five penthouses. The façade will be a combination of glazed curtain wall, and stucco/ metal panel on metal stud exterior framing.



**NEW PROJECTS IN THE WORKS**

This month the Planning Division received :

- A planned development application for a 258-unit multi-family development located at 74 South 600 West in the GM-U zone.
- A TSA application for a 218-unit low income multi-family/ development located at 820 West 200 South in the TSA-UN-T zone.
- A design review application for a 115-unit multi-family development located at 422 South 200 West in the D-2 zone.

**MONTHLY HIGHLIGHT**

In January, the Planning Commission:

- Approved with conditions a design review for the 9th Mixed-Use development, a 264- unit multi-family residential with 16,000 square feet of commercial space located at approximately 400 South and 900 East in the TSA-UN-C zoning district.
- Approved a design review and planned development for an addition to Maven Lofts, which would create 57 new additional units of multi-family housing located at 156 East 900 South in the CC (Corridor Commercial) zoning district.
- Approved with conditions a design review and planned development for CINQ at the Gateway, a 203 unit seven story apartment building located at 530 West 200 South in the G-MU zoning district.