

MONTHLY REPORT

September 2021



PLANNING
DIVISION

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

A total of 100 applications were received in September, 15% of the applications are considered time-intensive and complex. Three applications will require City Council approval.

The Planning Division has experienced a rapid increase in zoning email correspondences, totaling 387 this month.

27%

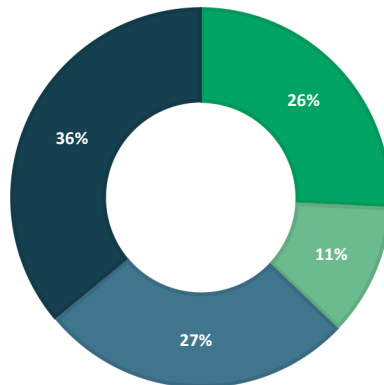
Increase from September 2020 in total applications.

85%

Of the applications can be processed administratively.

TYPE OF APPLICATIONS

- HLC
- Subdivisions
- Zoning Administrator
- Planning Commission



PUBLIC ENGAGEMENT

The Planning Division hosts Online Open Houses as an opportunity for constituents to stay informed, review projects, and provide comments and questions. Open houses are created throughout the month as projects are processed by Planning Staff.

In the month of September, the Planning Division hosted 18 Online Open Houses with a total of 493 visits.

MONTHLY BREAKDOWN:

- 5 items opened for public comment.
- 6 items closed for public comment.
- 7 items remained open from previous months.

SEPTEMBER APPLICATIONS

2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	0	2
Minor Alteration	29	22
Major Alteration	0	0
Conservation District	0	0
Demolition of Noncontributing Structure	0	0
New Construction	0	1
Total Applications	29	25

SUBDIVISIONS

Preliminary Plat	1	5
Lot line Adjustment	4	2
Lot Consolidation	2	3
Final Plat	1	1
Total Applications	8	11

PLANNING COMMISSION

Planned Development	3	3
Zoning Amendment	2	2
Master Plan Amendment	2	1
Transit Station Area	2	3
Street Closure	0	0
Alley Vacation	0	0
Conditional Use	1	5
Special Exception	7	9
Annexation	0	0
Design Review	5	3
Total Applications	22	26

ZONING ADMINISTRATOR

Zoning Verification	18	32
Variance	0	0
Determination of Nonconforming Use	0	0
Administrative Interpretation	1	3
Total Applications	19	35

APPEAL

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

TOTAL APPLICATIONS

79 100

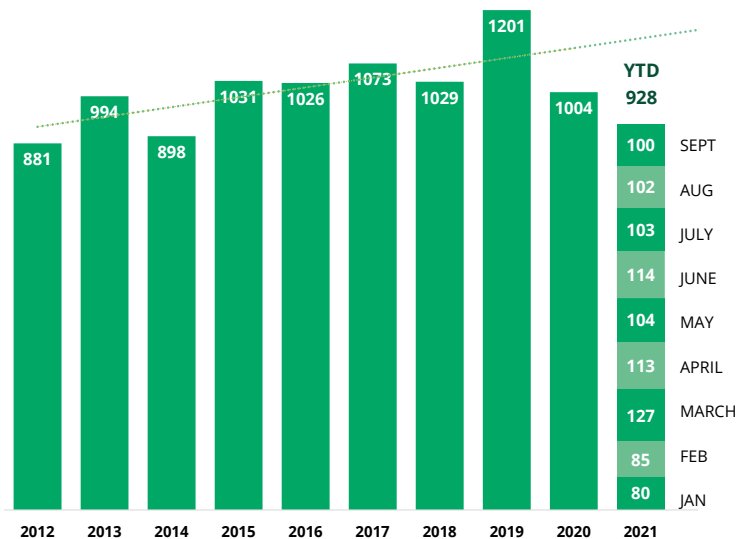


TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the median number of applications received during the month of September is 89.

This year has the second highest number of applications received for the month of September at 100 applications. The highest number of applications was in 2019 at 102, and the lowest number of applications received was in 2014 at 76 applications.

The total number of applications received this month is 12% above the median for the month of September.



FEATURED PROJECT

Mark Steel Apartments

A Transit Station Area application for a proposed multi-family development on a 3.27 acre lot. The project is located on the corner of 200 South and Navajo Street on the west side of the Jordan River in the Transit Station Area – Urban Neighborhood – Transitional Zone .

The new development changes the use of the property from manufacturing to residential. The building is proposed to be 258,600 square feet and five stories tall. There will be a one story office/entrance way in-between two taller buildings.

The new development qualifies for the low-income-housing tax credit program with 331 low income housing units.

The one-story building, centrally located in the development, will include the leasing office, and amenities such as a fitness center, club house, and bicycles. In the center of the buildings there will be an open space courtyard with a swimming pool, basketball court and grilling areas for the residents. The new construction will be close to outdoor recreation opportunities and the trax station.



NEW PROJECTS

- 218 W Broadway: A design review, for a proposed 46-unit multi-family mixed use development located at 218 W 300 S in the D-3 zone.
- Marmalade Condos: A planned development for a 16-unit multi-family residential development located at 230 W 300 N in the RMF-30 zone and the Capitol Hill historic overlay district.
- TAG Euclid: A TSA design review for a 40-unit multi-family development located at 947 W Euclid Ave. in the TSA-UN-T zone.
- Sugar House Fire Station Rezone: A zoning amendment that will change the current zoning of the property located at 1085 E Simpson from PL to CSHBD1.

HIGHLIGHTS

- Jefferson Court Planned Development: Planning Commission approved a proposal to construct one new "urban house" and three new "row houses". The existing single-family home will be retained. The project is located at 850 S Jefferson St. in the FB-UN1 zone.
- @2100 Apartments II Design Review: Planning Commission approved a proposal to construct a 160-unit multi-family development located at 1967 S 300 W in the CG zone.
- Significant Water Consuming Uses Text Amendment: A positive recommendation was forwarded by Planning Commission to City Council for a City initiated proposal to implement a limit on the amount of water that certain land uses can utilize. The limit affects multiple zones and multiple land uses citywide.