

MONTHLY REPORT

August 2022



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

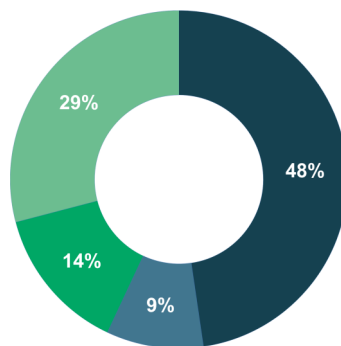
A total of 87 applications were received in August. Eight applications require Planning Commission approval and four applications require City Council approval. In August, the Planning Division received a total of 614 phone calls and 214 email inquiries.

23%
Decrease from August 2021 in total applications.

90%
Of the applications can be processed administratively.

TYPE OF APPLICATIONS

- Subdivisions
- Zoning Administrator
- HLC
- 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 August, the Planning Division hosted 6 Online Open Houses with a total of 339 visits.

MONTHLY BREAKDOWN:

- 3 items opened for public comment.
- 3 items closed for public comment.

AUGUST APPLICATIONS 2021 2022

APPEAL

Appeal Administrative Decision	1	0
Appeal Commission Decision	0	1
Total Applications	1	1

HISTORIC LANDMARK COMMISSION

Conservation District	1	0
Demolition of Contributing Structure	0	0
Demolition of Non Contributing	0	0
Designation	0	0
Economic Hardship	0	0
Major Alteration	0	0
Minor Alteration	25	41
New Construction	0	0
Relocation	0	0
Special Exception	2	0
Total Applications	28	41

PLANNING COMMISSION

Alley Vacation	1	2
Annexation	0	0
Conditional Design Review	3	1
Conditional Use	4	0
Master Plan Amendment	0	0
Planned Development	6	2
Special Exception	15	0
Street Closure	0	0
Transit Station Development	4	1
Zoning Amendment	1	2
Total Applications	34	8

SUBDIVISIONS

Consolidation	5	4
Final Plat Approval	3	4
Lot Line Adjustment	3	2
Planned Development - Conditional Use	0	0
Preliminary Condo - New	0	0
Preliminary Subdivision	9	2
Total Applications	20	12

ZONING ADMINISTRATOR

Administrative Interpretation	0	4
Determination of Nonconforming Use	5	1
Variance	2	0
Zoning Verification Letter	23	20
Total Applications	30	25

TOTAL APPLICATIONS 113 87

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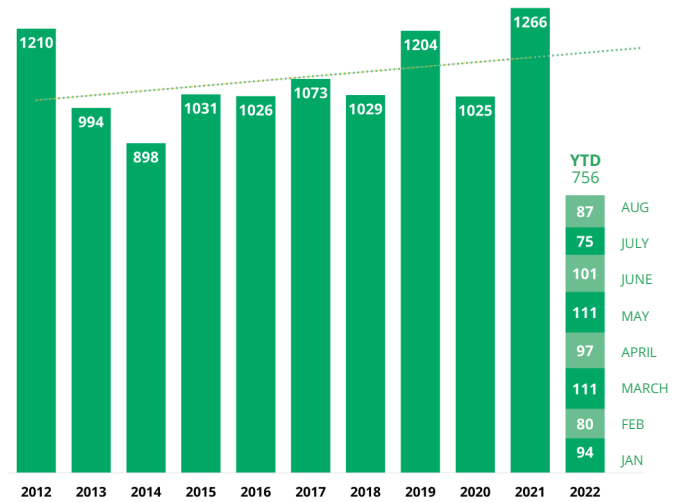
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TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the average number of applications received during the month of August is 99.

2013 is the highest number of applications received for the month of August at 178. The lowest number of applications received was in 2020 at 83 applications.

The total number of applications received this month is 12% below the average for the month of August.

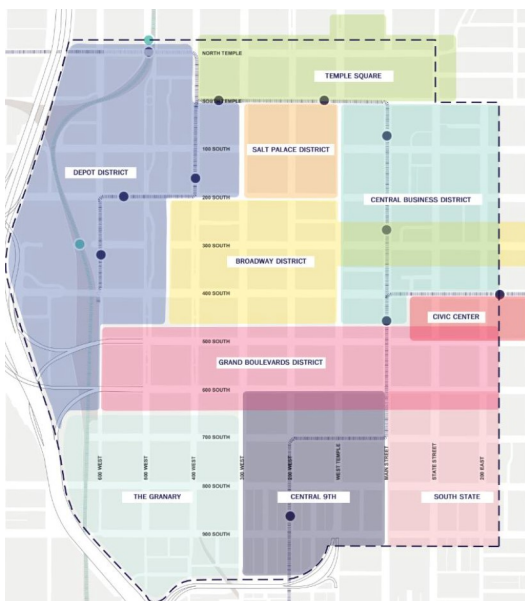


FEATURED PROJECT

Downtown Building Heights & Street Activation Text Amendment

Planning Commission forwarded a positive recommendation to City Council for the Mayor initiated amendment to the allowed building heights, required design features, and public space activation within the Downtown Master Plan area. The proposal includes amendments to the D-1, D-2, D-3, D-4, CG, GMU, FBUN1, and FBUN2 zoning districts. The project also includes amendments to design standards and design review.

The revisions aim to accommodate growth and respond to new development pressures. The goal of these changes is to positively impact pedestrian accessibility, human scale orientation, and community character.



NEW PROJECTS

- **West Village Planned Development:** A planned development proposal for a mixed use project consisting of 566 residential units, ground floor retail, mixed commercial, and privately owned public plaza located at 400 W 900 S in the CG zoning district.
- **130 N 2100 W Zoning Amendment:** Proposal to modify the boundaries of the Airport Flight Path Protection overlay district to exclude this property to allow the existing hotel building to be redeveloped into a 94-unit single room occupancy residential facility for individuals transitioning out of homelessness located in the TSA-MUEC zoning district.

HIGHLIGHTS

- **370 S West Temple Hotel Design Review:** Planning Commission approved the proposal for a 10-story, 209-room hotel with a restaurant and amenity space in the D-1 zoning district. Design Review approval was required to permit the proposed building height of 129 ft.
- **Lincoln Street Subdivision and Planned Development:** Planning Commission granted approval for the proposal to subdivide the existing lot located at 1492 S Lincoln St into two lots. Planned Development approval was required to allow the reduction in lot width from the required 50 ft to 49 ft on lot 1 and 41 ft on lot 2.
- **856 W 1300 S Zoning Map Amendment:** A positive recommendation was forwarded to City Council by Planning Commission for approval of the proposed rezone of the property located at 856 W 1300 S from R-1-5,000 (single family residential) to FB-UN-1 (form based urban neighborhood). The applicant intends to construct a six dwelling townhome development if the amendment is approved.