

PLANNING DIVISION // MONTHLY REPORT

December 2025



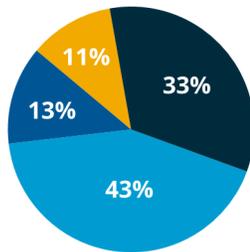
APPLICATIONS RECEIVED

38% decrease in applications from December 2024.

A total of **54** applications were received this month. **51** of the applications were initiated by private applicants.

This report communicates the Planning Division's workload & provides analysis of trends to better understand staff capacity.

TYPE OF PETITIONS



- Zoning Administrator
- Planning Commission
- Historic Landmark
- Subdivision

TYPE OF APPROVAL PROCESS



Administrative Approval
49



Planning Commission
2



City Council Approval
3

91% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



- 1st Review
- 2nd Review*
- 3rd Review*
- 4+ Reviews*

* Review for corrections

Number of reviews to date for 2025

4,627

PLANNING COUNTER INQUIRIES

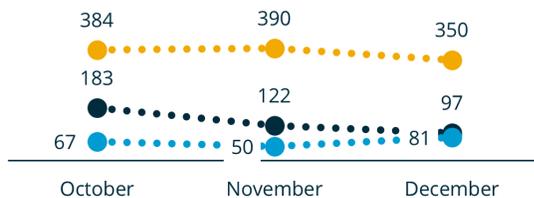
This month the Planning Division received a total of **350** phone calls, **97** email inquiries, and **81** walk-in inquiries.

PUBLIC ENGAGEMENT

Online Open Houses are hosted by the Planning Division as an opportunity for constituents to stay informed, review proposals, and provide feedback.

This month **55** Online Open Houses were hosted with a total of **1,804** visits.

TRENDS



- Walk-ins
- Emails
- Phone Calls

ONLINE OPEN HOUSES BREAKDOWN



New this month
4



Active from past months
46



Closed this month
5

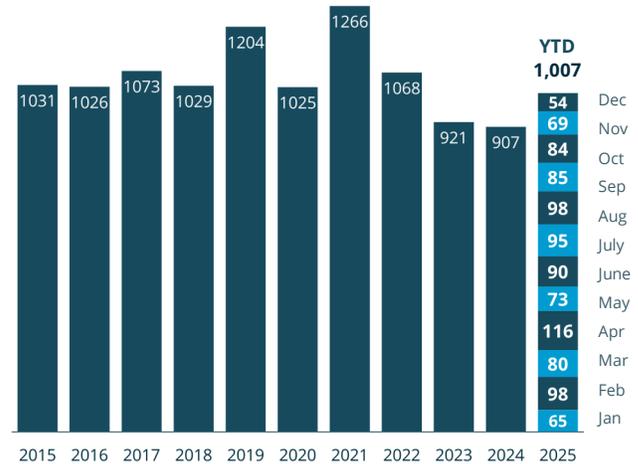


10-YEAR TREND ANALYSIS

December 2025 saw a **38% decrease** in the number of applications compared to December 2024. From 2015 through 2025, the Division has received **an average of 66 applications each December**.

In December 2017, the Division received the highest number of applications for that month, with a total of **85**. In contrast, December 2023 recorded the lowest number of applications for the month, with **38** applications.

This December, the total number of applications received was 18% lower than the monthly average for December.



FEATURED PROJECT



Rezone from RMF-45 to MU-5 at 539 S 400 E PLNPCM2025-00984 & PLNLCM2025-00704

On December 10, the **Planning Commission forwarded a recommendation of approval** to the City Council, as recommended by staff, for a rezone at 539 S 400 E from **RMF-45 to MU-5**. If approved, the applicant intends to construct a five-story, mixed use housing development with ground floor retail space.

The Planning Commission also forwarded a recommendation of approval to the City Council for a **Central Community Master Plan Map amendment**, which would change the land use designation from **Medium-High Density Residential to High-Density Mixed Use**.

NEW PROJECTS



Ballpark NEXT Rezones PLNPCM2025-01089

The Mayor is proposing a **zoning map and text amendment** for city-owned property at the **former Smith's Ballpark site at 1300 S West Temple St**, including surrounding city-owned land. The zoning map amendment would rezone **eight parcels** from **PL and RMF-35 to MU-11** (with building heights up to 150 feet south of 1300 South) or a new **MU-15** zoning district.

These amendments intend to establish zoning regulations that align with the **Ballpark NEXT Community Design Plan**, which was completed by the Community Reinvestment Agency and adopted by the City Council.