

# PLANNING DIVISION // MONTHLY REPORT

February 2026



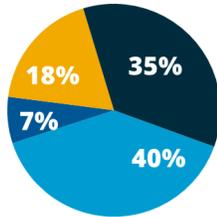
## APPLICATIONS RECEIVED

24% decrease in applications from February 2025.

A total of **74** applications were received this month. **72** 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 Commission
- Subdivision

TYPE OF APPROVAL PROCESS



Administrative Approval  
**69**



Planning Commission  
**4**



City Council Approval  
**1**

93% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



Number of reviews to date for 2026

**684**

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

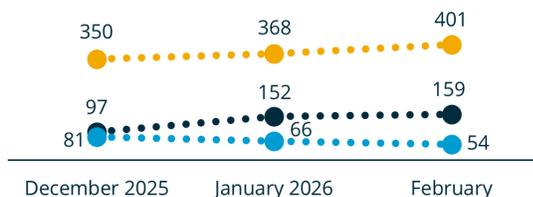
## PLANNING COUNTER INQUIRIES

This month the Planning Division received a total of **401** phone calls, **159** email inquiries, and **54** 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 **48** Online Open Houses were hosted with a total of **1,967** visits.

TRENDS



- Walk-ins
- Emails
- Phone Calls

ONLINE OPEN HOUSES BREAKDOWN



New this month  
**1**



Active from past months  
**44**



Closed this month  
**3**

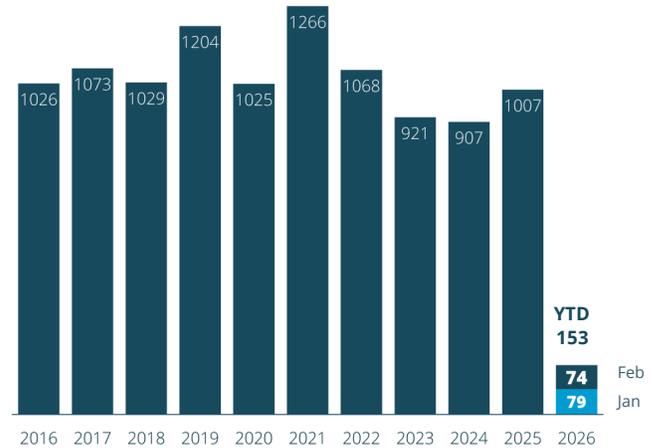


### 10-YEAR TREND ANALYSIS

February 2026 saw a **24% decrease** in the number of applications compared to February 2025. From 2016 through 2026, the Division has received **an average of 73 applications each February**.

In February 2025, the Division received the highest number of applications for that month, with a total of **98**. In contrast, February 2024 recorded the lowest number of applications for the month, with **60** applications.

*This February, the total number of applications received was 1% higher than the monthly average for February.*



### FEATURED PROJECT

#### GEM Sugar House PLNPCM2026-00161 and 00162

A proposal for a Design Review and Planned Development for a 16-story mixed-use project at 2200 S Highland Dr has been submitted for city review.

The project will consist of ground-floor retail and a total of 195 residential units. A drive-through Zions Bank to replace the current location is also proposed on the ground floor. The south side faces Parley's Trail and steps back at the 4th level.

The project is proposing to utilize the Affordable Housing Incentives to accommodate the need for affordable housing and add an additional 3 stories of height.



### FEATURED PROJECT

#### Ballpark Zoning Map and Text Amendment PLNPCM2025-01089



On March 11, the Planning Commission forwarded a positive recommendation to the City Council for a rezone intended to implement the Ballpark Next plan. The proposal would rezone several city-owned properties at approximately 1300 S West Temple (the former Smiths Ballpark) from PL and RMF-35 to MU-5 and MU-11.

These rezonings are being requested to implement the mixed-use development and community goals of the adopted Ballpark NEXT plan. The proposal would permit taller buildings along 1300 South while stepping down to MU-5 along the south side that borders low density residential.