



The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity. **The Planning Division is experiencing an increase in applicant and City-initiated applications.**

SUMMARY

11%

Decrease from November 2019 in total applications.

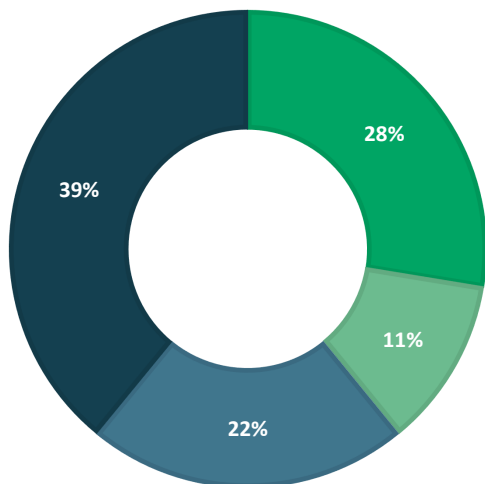
85%

Of all applications can be processed administratively.

Most likely will not require a public hearing.

A total of 91 applications were received in November. The majority were Zoning Administrator-type at 39%. The number of zoning verification letter applications nearly doubled from November of last year. A majority of these were along North Temple and in the Manufacturing zones on the west side. The percentage of time-intensive and complex applications was 15%. These applications are required to go through a public hearing process. Two of these applications 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 230 this month, partly due to discontinuing active use of the Planning Counter phone line and redirecting the public to email. However, 87 voicemails were received and responded to in November, as well.



Zoning Administrator
 Historic Landmark Commission
 Planning Commission
 Subdivisions

NOVEMBER APPLICATIONS 2019 2020

HISTORIC LANDMARK COMMISSION

Special Exception	1	2
Minor Alteration	28	19
Major Alteration	0	1
Economic Hardship	0	0
Demolition Of Contributing Structure	0	1
New Construction	0	1
Total Applications	29	24

SUBDIVISIONS

Preliminary Plat	3	2
Lot line Adjustment	4	2
Lot Consolidation	6	3
Final Plat	1	3
Total Applications	14	10

PLANNING COMMISSION

Planned Development	3	0
Zoning Amendment	2	1
Master Plan Amendment	3	1
Transit Station Area	2	0
Street Closure	3	0
Alley Vacate	0	1
Conditional Use	4	2
Special Exception	16	11
Annexation	0	0
Design Review	1	3
Total Applications	34	19

ZONING ADMINISTRATOR

Zoning Verification	17	32
Variance	0	0
Determination of Nonconforming Use	2	0
Administrative Interpretation	5	2
Total Applications	24	34

APPEAL

Appeal Administrative	1	4
Appeal Commission	1	0
Total Applications	2	4

TOTAL APPLICATIONS

103 91



TRENDS

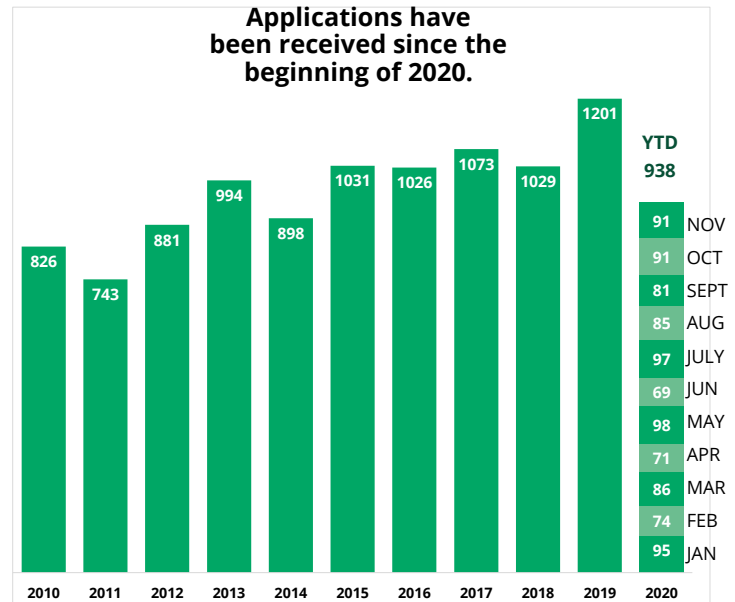
Since 2010, there has been a steady increase in applications for the Planning Division. From 2010 through 2020, the median number of applications received by the Planning Division during the month of November has been 77.

The highest number of applications received for the month of November was in 2019 at 103 total. The lowest number of applications received was in 2012 at 58 applications.

The Planning Division's total number of applications received this month is 18% above the average for the month of November.

938

Applications have been received since the beginning of 2020.



FEATURED PROJECT

Sugar Town Apartments (located on the former Snelgrove Plant site)

A Master Plan and Zoning Amendment application was submitted for land on the south side of 2100 South Street in -between 800 East and 900 East for lots totaling over four acres (189,486+ square feet). The proposed redevelopment is to tear down the former Snelgrove ice-cream plant and replace it with a five-story mixed use building.

The application is to change the zone from the current Corridor Commercial (CC) zoning to the Sugarhouse Business District (CSHBD2) zone. The current zone allows a height of up to 45-feet. The zoning change will allow the developer to have up to 60-feet of height and an additional story that could potentially add another 53 units of rent assisted dwellings, totaling 290 multi-family units along with additional amenities for the residents. The street level of the building will include a proposed new state liquor store along with a leasing office, fitness room, and pet washing center for the occupants facing 2100 South and townhome style apartments facing off of Commonwealth Ave.



NEW PROJECTS IN THE WORKS

This month the Planning Division received :

- A design review application for a 30-unit multi-family development on a dual-zoned lot located at 1045 N 900 W. The property is zoned CB and RMF-45.
- Two conditional use applications for accessory dwelling units.
- An alley vacation application for the alley adjacent to 373 W American Ave. In order to meet rear yard requirements to build a new commercial structure.

MONTHLY HIGHLIGHT

In November, the Historic Landmark Commission and Planning Commission:

- Forwarded a positive recommendation to City Council to delete Special Exceptions from the zoning ordinance. The proposal addresses each special exception and results in each special exception being deleted, permitted, or authorized through a different process in the zoning ordinance.

In November, the Planning Commission:

- Approved with conditions a preliminary subdivision, design review, and planned development to replace one single-family residence on a single lot with 12 single-family attached townhomes located at approximately 833 Emeril St. in the Transit Station Area zone.