



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

1%

Change from December 2019 in total applications.

95%

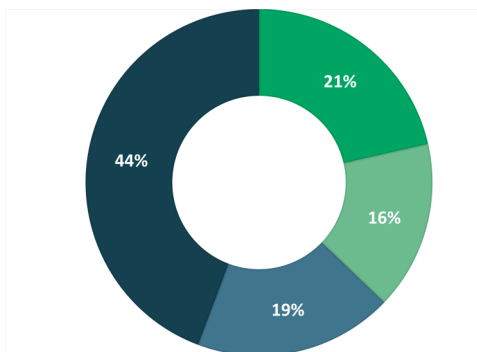
Of all applications can be processed administratively.

Most likely will not require a public hearing.

A total of 70 applications were received in December. The majority were Zoning Administrator-type at 44%. The number of zoning verification letter applications doubled from December of last year. A majority of the applications are in the Manufacturing zones on the west side.

The percentage of time-intensive and complex applications for the month was 5%. These applications are required to go through a public hearing process. Four of these applications will require City Council approval. Compared to 2019, the total number of complex applications brought to a public hearing increased by 22%. The over all number of applications for the year may have decreased, but the number of complex applications increased, requiring more time to process.

Because of changing protocols due to COVID-19, the Planning Division has experienced a rapid increase in zoning email correspondences, which totaled 207 this month, partly due to discontinuing active use of the Planning Counter phone line and redirecting the public to email. However, 69 voicemails were received and responded to in December, as well.



- Zoning Administrator
- Historic Landmark Commission
- Planning Commission
- Subdivisions

DECEMBER APPLICATIONS

2019 2020

HISTORIC LANDMARK COMMISSION

Demolition Of Contributing Structure	0	0
Economic Hardship	0	0
Major Alteration	0	0
Minor Alteration	18	15
New Construction	1	0
Special Exception	2	0
Total Applications	21	15

SUBDIVISIONS

Final Plat	3	4
Lot Consolidation	8	2
Lot line Adjustment	1	1
Preliminary Condo	1	0
Preliminary Plat	4	4
Total Applications	17	11

PLANNING COMMISSION

Alley Vacate	0	3
Annexation	0	0
Conditional Use	1	2
Design Review	1	2
Master Plan Amendment	0	0
Planned Development	2	0
Special Exception	4	2
Street Closure	0	0
Transit Station Area	0	2
Zoning Amendment	3	2
Total Applications	11	13

ZONING ADMINISTRATOR

Administrative Interpretation	7	3
Determination of Nonconforming Use	0	1
Variance	0	0
Zoning Verification	13	27
Total Applications	20	31

APPEAL

Appeal Administrative	0	0
Appeal Commission	0	0
Total Applications	0	0

TOTAL APPLICATIONS

69 70

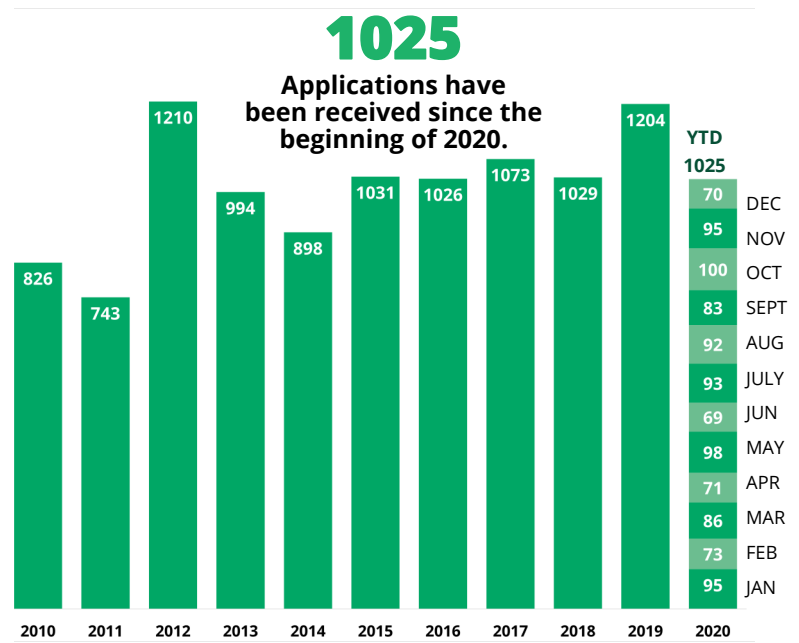


TRENDS

Since 2010, there has been a steady increase in applications for the Planning Division. From 2010 through 2020, the average number of applications received by the Planning Division during the month of December has been 62. The highest number of applications received for the month was in 2017 at 85 total. The lowest number of applications received was in 2013 at 39 applications.

The Planning Division's total number of applications received this month is 13% above the average for the month of December.

Over all the Planning Division received 2% more applications than the average number of applications received per year since 2010. The highest number of applications was in 2012 at 1,210 and the lowest number was in 2011 at 743.



FEATURED PROJECT

Endeavor Ice House Multi-Family Development (located approximately at 430 West 300 North)

A Design Review and Transit Station Area Development application was submitted for property on the north side of 300 North; South of 400 North; and in-between 400 West and 500 West streets for lots totaling over three acres in size (148,540 square feet). The proposed development is located on the former Auctioneers Warehouse and parking area site in the TSA-UC-C zone.

The application for Design Review is to modify the following:

- Maximum length of the street facing façade to be more than 200 linear feet
- Building entrance spacing to exceed the 40 feet requirement

The development will consist of a seven story podium wrap building with two townhome pad sites. The project will have approximately 393 podium units and 28 town home units.



NEW PROJECTS IN THE WORKS

This month the Planning Division received :

- A TSA application for a 285-unit multi-family development located at 1528 West North Temple in the TSA-MUEC-C zone.
- A TSA application for an 83-unit multi-family/ mixed-use development located at 837 West North Temple in the TSA-UN-C zone.
- An alley vacation application for the alley adjacent to 968 East Elm Ave. In order to build a new ADU structure and allow existing accessory structures to be located on the property owners land located in the R-1-5000 zone.

MONTHLY HIGHLIGHT

In December, the Planning Commission:

- Approved with conditions a design review and planned development for the Alta Depot, a 288-unit multi-family residential complex consisting of four stories of residential construction wrapped around a five-story parking structure located at approximately 565 West 100 South in the G-MU zoning district.
- Approved with conditions a design review and planned development for Chrome Works, a 234-unit multi-family building located at 269 West Brooklyn Ave in the CG zoning district.
- Approved with conditions a design review and planned development Greenprint Gateway, a 150 unit apartment building proposed to be 70 feet tall located at 592 West 200 South in the G-MU zoning district.