



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 has been experiencing an increase in private and City-initiated applications.**

SUMMARY

53%

Increase from May 2019 in complex applications.

Requires a public hearing.

74%

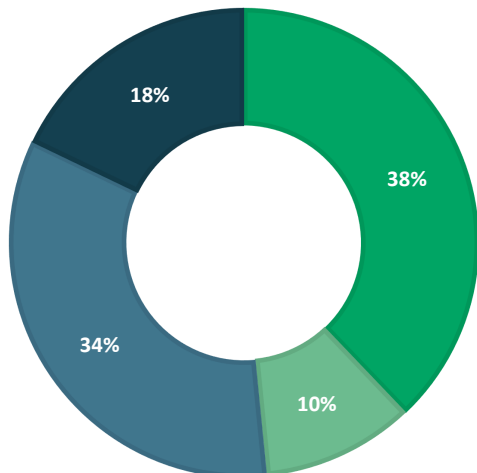
Of all applications can be processed administratively.

Most likely will not require a public hearing.

A total of 98 applications were received this month. Which is a 3% decrease from last year. The majority of applications received in May were Historic Landmark Commission at 38%.

However, the number of time-intensive and complex applications increased from 15 last year to 23 this year. Applications that are required to go to a public hearing process are considered more time-intensive. Seven of these applications will require City Council approval.

In an addition to receiving a larger amount of complex applications, the Planning Division has also experienced an increase in zoning emails. In 2019 for the months of March, April, and May the Division provided 285 responses to the public. This year for the same months the responses increased to 491.



Zoning Administrator
 Historic Landmark Commission
 Planning Commission
 Subdivisions

MAY APPLICATIONS

2019 2020

HISTORIC LANDMARK COMMISSION

| | | |
|---|-----------|-----------|
| Special Exception | 4 | 4 |
| Minor Alteration | 37 | 27 |
| Major Alteration | 1 | 2 |
| Determination of Non-Contributing Structure | 1 | 0 |
| Demolition Of Contributing Structure | 1 | 0 |
| New Construction | 0 | 3 |
| Total Applications | 44 | 36 |

SUBDIVISIONS

| | | |
|---------------------------|----------|-----------|
| Preliminary Plat | 4 | 6 |
| Preliminary Condo | 0 | 0 |
| Lot line Adjustment | 2 | 0 |
| Lot Consolidation | 1 | 1 |
| Final Plat | 2 | 3 |
| Total Applications | 9 | 10 |

PLANNING COMMISSION

| | | |
|---------------------------|-----------|-----------|
| Planned Development | 4 | 2 |
| Zoning Amendment | 3 | 5 |
| Master Plan Amendment | 0 | 2 |
| Transit Station Area | 3 | 0 |
| Alley Vacate | 1 | 0 |
| Conditional Use | 3 | 5 |
| Special Exception | 13 | 17 |
| Annexation | 0 | 0 |
| Design Review | 2 | 1 |
| Total Applications | 29 | 32 |

ZONING ADMINISTRATOR

| | | |
|------------------------------------|-----------|-----------|
| Zoning Verification | 16 | 15 |
| Variance | 1 | 0 |
| Determination of Nonconforming Use | 0 | 1 |
| Administrative Interpretation | 2 | 1 |
| Total Applications | 19 | 17 |

APPEAL

| | | |
|---------------------------|----------|----------|
| Appeal Administrative | 0 | 3 |
| Appeal Commission | 0 | 0 |
| Total Applications | 0 | 3 |

TOTAL APPLICATIONS

101 98



TRENDS

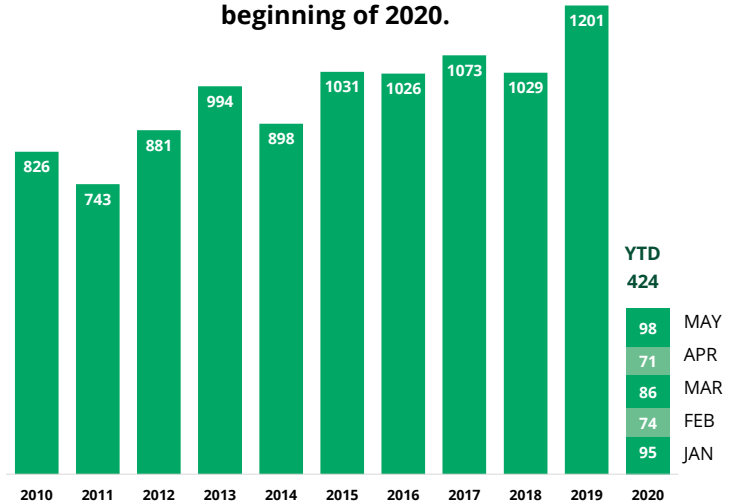
Since 2010, there has been a steady increase in applications for the Planning Division. From 2010 through 2020, the median number of applications received by the Planning Division during the month of May has been 89.

The Division's total number of applications received for May is reflective of the current trend over the last decade. This could be an indication that the City has adjusted and responded well to the COVID-19 pandemic and changes in working conditions.

Planning experienced a 10% increase in applications than the average for May. The division took in the third highest amount of applications this year since 2010.

424

Applications have been received since the beginning of 2020.



FEATURED PROJECT

Capitol Park Community Development

Ivory Development is requesting to amend the zoning map and master plan designation for the property at 675 N F Street. They are requesting to change the zoning of the property from the FR-3/12,000 "Foothills Residential District" to the FB-UN1 "Form Based Urban Neighborhood 1" zoning district. The property is currently vacant and is approximately 3.2 acres in size.

Under the current FR-3/12,000 zoning, the property could at a maximum be developed for 11 single-family detached homes with 11 ADUs. Under the FB-UN1 zone, at a maximum it could likely be developed for about 100 single-family attached townhomes. However, Ivory has included a concept plan showing a maximum of 50 units (about 25 primary structures with 25 ADUs), which could potentially change if there is not a development agreement. between them and the City.

In addition, a neighborhood organization opposed to the proposal sent out a petition form to all Avenues properties above 7th Avenue. So far, Planning received 1580 signed petitions and 200 e-mails/letters from residents opposed to the proposal. Only about 10 public comments have been in support of the proposal.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- Four conditional use applications for ADUs.
- A master plan and zoning amendment located at approximately 1583 East Stratford Avenue to change the zoning from RMF-35 (Residential Multi-Family) to CN (Neighborhood Commercial) zone to allow for the use to be changed from low income multi-family to office.
- A planned development located at approximately 1739 South Main Street for an eleven unit multi-family development in the Corridor Commercial (CC) zoning district.
- New construction in the South Temple Historic District located approximately at 1117 East North Temple for a four unit multi-family apartment in the Residential Mixed Use (RMU-35) zone.

MONTHLY HIGHLIGHT

On May 7, Historic Landmark Commission:

- Approved with conditions the new construction of the 4th Avenue Pump House located approximately at 300 North Canyon Road and is located in the OS (Open Space) zone.

On May 13, Planning Commission:

- Approved with conditions the Zephyr Lofts design review located at approximately 360 West 200 South in the D-4 (Downtown Secondary Central Business) zone. The new development will consist of 138 multi-family units.