



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

26%

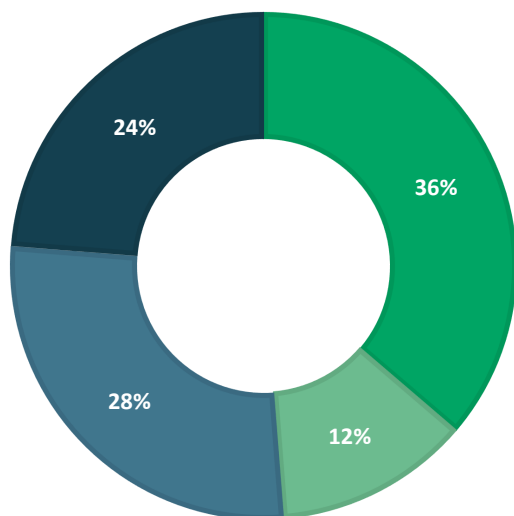
Decrease from September 2019 in total applications.

80%

Of all applications can be processed administratively. Most likely will not require a public hearing.

A total of 81 applications were received in September. The majority were Historic Landmark Commission-type at 36%. The percentage of time-intensive and complex applications was 20%. These applications are required to go through a public hearing process. Four of these applications will require City Council approval.

Because of changing protocols due to COVID-19, the Planning Division has experienced a rapid increase in zoning email correspondences, which totaled 326 this month, partly due to discontinuing active use of the Planning Counter phone line and redirecting the public to email. However, 120 voicemails were received and responded to in September, as well.



SEPTEMBER APPLICATIONS 2019 2020

HISTORIC LANDMARK COMMISSION

Special Exception	6	0
Minor Alteration	52	29
Major Alteration	0	0
Determination of Non-Contributing Structure	0	0
Demolition Of Contributing Structure	0	0
New Construction	1	0
Total Applications	59	29

SUBDIVISIONS

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

PLANNING COMMISSION

Planned Development	2	3
Zoning Amendment	3	2
Master Plan Amendment	1	2
Transit Station Area	1	2
Street Closure	0	0
Alley Vacate	0	0
Conditional Use	0	1
Special Exception	10	7
Annexation	0	0
Design Review	3	5
Total Applications	20	22

ZONING ADMINISTRATOR

Zoning Verification	19	18
Variance	0	0
Determination of Nonconforming Use	0	0
Administrative Interpretation	5	1
Total Applications	24	19

APPEAL

Appeal Administrative	0	1
Appeal Commission	0	0
Total Applications	0	1

TOTAL APPLICATIONS 109 81



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 September has been 88.

The highest number of application received for the month of September was 109 in 2019. Most likely this was because of the introduction of a new State Ordinance allowing small cell wireless facilities to be placed wherever wireless communications companies required coverage.

A reflection of this is the number of minor alteration applications processed last year at this time. The lowest number of applications received was in 2010 at 77 applications. **The Planning Division's total number of applications received this month is just below the average for the month of September.**

FEATURED PROJECT

Village at North Station

A Transit Station Development and a Design Review application was submitted for property at approximately 1925 West North Temple for a lot over 18 acres (784,080 square feet) in size. The lot is in the Transit Station Area-Mixed Use Employment Center (TSA-MUEC) zone. The north street facing portion of the property is in the Core (TSA-MUEC-C) area and the south portion is in the Transitional (TSA-MUEC-T) area.

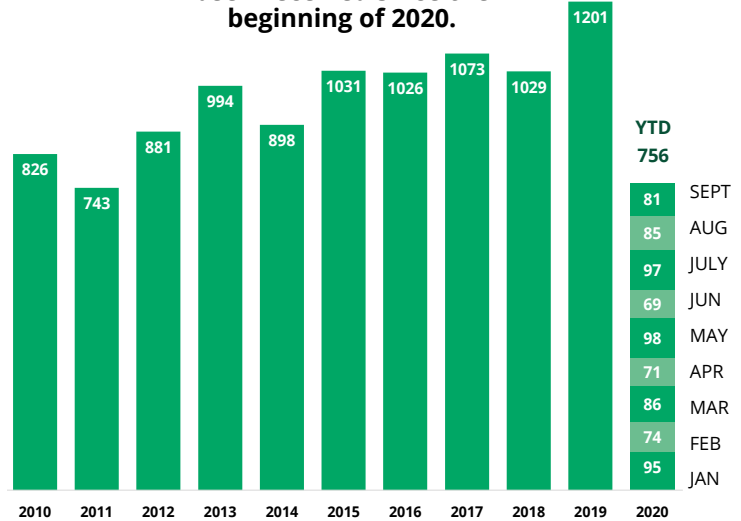
The project will be replacing the Diamond Airport Parking site with a proposed development consisting of one amenity building and seven buildings with 769 residential units which are proposed to be completely affordable housing. This means all units will rent at 30% of the occupants monthly income and 60% of the areas median income (AMI).

The City is in the process of adding an Affordable Housing Overlay to the zoning ordinance. For more information, you can visit our website for the [Affordable Housing Overlay](#).



756

Applications have been received since the beginning of 2020.



NEW PROJECTS IN THE WORKS

This month the Planning Division received :

- A Design Review and Planned Development application for property located at approximately 530 West 200 South for a proposed 7-story building with live/work units, retail, and tenant amenity space at street level and 203-units of multi-family development for the upper levels in the G-MU Zone. This is the fourth project in recent years on this block. Prior projects include Alta Gateway, Centro Civico Apts. and Alta Depot.
- A Transit Station Development and Design Review application located at approximately 410 South 900 East in the Office Max site for a proposed 6-story mixed-use development of retail and leasing office space on the ground floor and 264-units of multi-family development on the upper floors in the TSA-UN-C Zone.

MONTHLY HIGHLIGHT

In August, the Planning Commission:

- Approved with conditions a Design Review and Special Exception located at 2105 East 2100 South for two buildings with 21,000 SF of commercial space and 107 residential units in the CB zone. The proposal exceeds the building size limit and height in the CB zone.
- Approved with conditions a Planned Development, Design Review and Special Exception located at 134 South 700 West for a self storage facility for a larger building than what is currently there; modifications to exterior building materials used; blank wall requirements; and a modification to parking requirements in the G-MU zone.