



The purpose of this report is to communicate the Planning Division's workload and provide analysis of the trends to better understand staff capacity.

SUMMARY

15%

Increase from February 2020 in total applications.

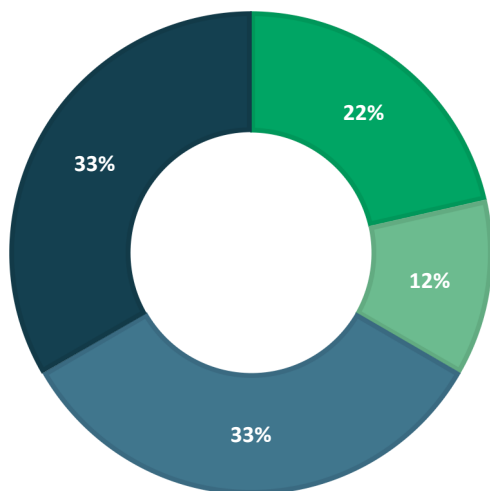
86%

Of all applications can be processed administratively.

Most likely will not require a public hearing.

A total of 85 applications were received in February. The majority were special exceptions under Planning Commission-type; and zoning verification letters under Zoning Administrator-type of applications. Both kinds of applications can be approved administratively. The percentage of time-intensive and complex applications this month was at 14%. One application 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, totaling 260 this month; which is close to the number received last month. Since the new protocols have been in place, the planning counter has discontinued active use of the phone line and redirecting the public to email. However, 83 voicemails were received and responded to in February.



FEBRUARY APPLICATIONS 2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	2	0
Minor Alteration	14	18
Major Alteration	1	0
Economic Hardship	0	0
Determination Of Non-Contributing Structure	1	0
New Construction	0	0
Total Applications	18	18

SUBDIVISIONS

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

PLANNING COMMISSION

Planned Development	4	3
Zoning Amendment	1	0
Master Plan Amendment	1	1
Transit Station Area	1	0
Street Closure	1	0
Alley Vacate	0	0
Conditional Use	7	2
Special Exception	9	19
Annexation	0	0
Design Review	1	3
Total Applications	25	28

ZONING ADMINISTRATOR

Zoning Verification	19	24
Variance	1	1
Determination of Nonconforming Use	0	3
Administrative Interpretation	3	0
Total Applications	23	28

APPEAL

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

TOTAL APPLICATIONS 74 85



TRENDS

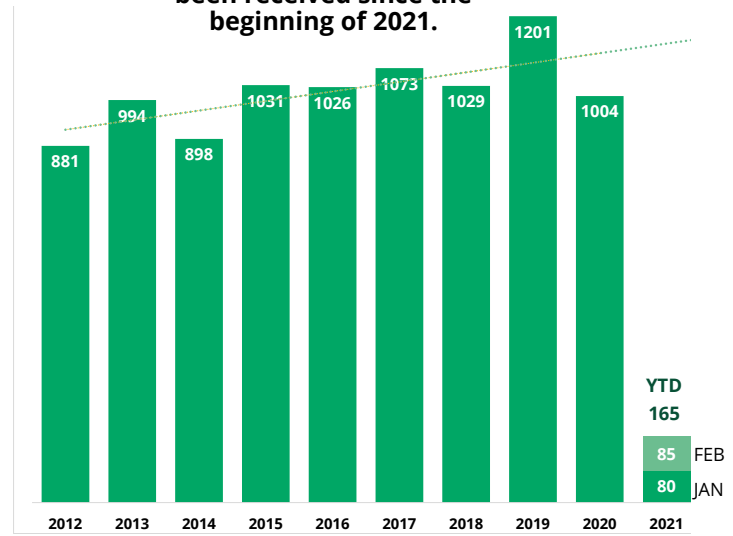
Since 2012, there has been a steady increase in applications for the Planning Division. From 2012 through 2021, the median number of applications received by the Planning Division during the month of February is 64.

This year is the highest number of applications received for the month of February at 85 total applications. The lowest number of applications received was in 2012 and 2014 at 42 applications.

The Planning Division's total number of applications received this month is 32% above the median for the month of February.

165

Applications have been received since the beginning of 2021.



FEATURED PROJECT

Villa 9 Apartments Development
 (located approximately at 1025 North 900 West)

A Design Review and a Planned Development application for the property located at approximately 1025 North 900 West - behind the old Salt City Inn Motel - for a proposed three-story, 30-unit apartment building. In addition to the proposed structure, the applicant will redevelop the adjacent property's motel into 25 more units as part of the project which has had a long history of vacancy. The proposed development sits on a lot located within the RMF-35 Moderate Density Multi-Family Residential District (on the north half) and the CB Community Business District (on the south half). The property owner is working with the Road Home to provide housing for clients experiencing homelessness at this location.

The applications submitted are to modify the following:

- Allowing a setback of 50 feet - beyond the permitted 15-foot maximum setback in the CB district.
- Allowing some required parking to back into an alley.
- Allowing construction on a lot that is narrower than the required width in the RMF-35 district.
- Exempting some parts of the property line adjacent to the Interstate Highway right-of-way from freeway landscaping requirements.



NEW PROJECTS IN THE WORKS

This month the Planning Division received:

- In N Out Burger: A design review application to demolish two existing buildings and construct a new building for a drive-thru restaurant located at 61 E 2100 S in the CC zone.
- Bumper House: A planned development and design review application for a 287- unit multi-family/ development located at 1050 S Washington on property zoned CG.
- Neighborhood House: A planned development application for a community house that will include child daycare, adult daycare, and a non-profit school located at 1050 W 500 S in the I (Institutional) zone.

MONTHLY HIGHLIGHT

In February, the Planning Commission forwarded a positive recommendation to:

- Snelgrove Redevelopment: Amend a Master Plan Future Land Use Map and Zoning Map amendments for the two parcels located at approximately 850 & 870 E. 2100 South in anticipation of a mixed-use development to change the zoning on the subject property from CC (Corridor Commercial District) to CSHBD2.
- 500 S Rezone: Amend the Central Community Master Plan and the zoning map for the property located at 461 South 400 East. The proposal would rezone the property from R-MU-45 (Residential Mixed Use) to TSA-UN-C (Transit Station Area Urban Neighborhood Core) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Density Transit Oriented Development (50 or more dwelling units/acres).