

MONTHLY REPORT

MAY 2021



PLANNING
DIVISION

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

A total of 104 applications were received in May, 9% of the applications are time-intensive and complex. Two applications will require City Council approval. The Planning Division has experienced a rapid increase in zoning email correspondences, totaling 253 this month, which is a 20% decrease from last month.

17%

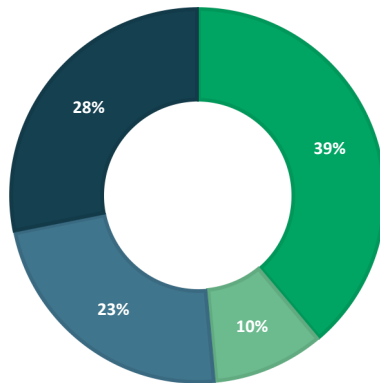
Increase from May 2020 in total applications.

91%

Of the applications can be processed administratively.

TYPE OF APPLICATIONS

- HLC
- Subdivisions
- Zoning Administrator
- Planning Commission



PUBLIC ENGAGEMENT

The Planning Division hosts Online Open Houses as an opportunity for constituents to stay informed, review projects, and provide comments and questions. Open houses are created throughout the month as projects are processed by Planning Staff.

This month the Planning Division hosted a total of 18 Online Open House with a total of 869 visits.

MONTHLY BREAKDOWN:

- 9 Items were added during the month of May.
- 4 Items closed for public comment.
- 5 Existing items remained open.

MAY APPLICATIONS

2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	3	8
Minor Alteration	25	32
Major Alteration	2	0
Economic Hardship	0	0
Demolition of Noncontributing Structure	0	0
New Construction	2	0
Total	32	40

SUBDIVISIONS

Preliminary Plat	6	3
Lot line Adjustment	0	2
Lot Consolidation	1	1
Final Plat	3	4
Total	10	10

PLANNING COMMISSION

Planned Development	2	2
Zoning Amendment	4	2
Master Plan Amendment	2	0
Transit Station Area	0	1
Street Closure	0	0
Alley Vacation	0	0
Conditional Use	5	2
Special Exception	16	15
Annexation	0	0
Design Review	1	2
Total	30	24

ZONING ADMINISTRATOR

Zoning Verification	15	27
Variance	0	0
Determination of Nonconforming Use	0	0
Administrative Interpretation	1	2
Total	16	29

APPEAL

Appeal Administrative	1	1
Appeal Commission	0	0
Total	1	1

TOTAL APPLICATIONS

89 104

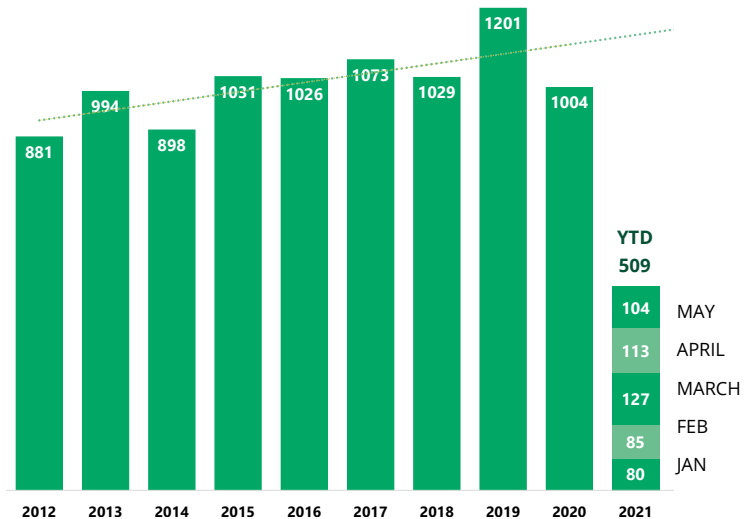


TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the median number of applications received during the month of May is 88.

This year is the highest number of applications received for the month of May at 104 applications. The second highest number of applications was in 2018 at 102. The lowest number of applications received was in 2012 at 56 applications.

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



FEATURED PROJECT

Alta Terra Sugar House Development (located at approximately 1121 and 1132 Ashton Ave.)

A design review application for properties located across the street from each other on Ashton Avenue on a .53 acre lot and a 1.2 acre lot of land. The proposed site is where a former 24 hour fitness center was located and a parking garage (at 1121 East Ashton).

The site is to be developed in one phase for a total of 346 units in two flat-roofed structures of ten and eight stories tall, totaling approximately 450,000 SF of building area. The current zoning is Sugar House Business District 1 (CSHBD) zone. The proposed development will consist of amenities for the tenants and 345 stalls of structured parking.

The application is requesting to modify the following:

- Additional height and total building square footage.



NEW PROJECTS

- The June: A design review application for a proposed 102-unit multi-family development located at approximately 624 & 636 S 300 W in the D-2 zone.
- Poet ROW: A planned development application for a 41-unit single-family attached homes located at approximately 1470 S Main Street in the CC zone.
- The Iris: A transit station area development application for a 141-unit multi-family development located at approximately 443 W 400 N in the TSA-UC-C zone.

HIGHLIGHTS

Planning Commission (PC) approved with conditions:

- Neighborhood Green House: Planned development approval for a green house located at approximately 1050 W 500 S in the I (Institutional) zone.
- Riverbend Sports and Events Complex Bar: Conditional use for a bar to be constructed between two existing buildings located at approx. 1075 & 1085 S Winding River Cove in the M-1 (Light Manufacturing) zone.

PC forwarded a positive recommendation for:

- 200 East and 2100 South Rezone: A master plan and zoning amendment for properties located at approx. 203 & 221 E 2100 S and 1991 S 200 E for a proposed mixed-use multi-family development. The proposed rezone is changing the zoning from RMF-45 (Moderate/High Density Multi-Family Residential to FB-UN2 (Form Based Urban Neighborhood).