

# MONTHLY REPORT

December 2022



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 69 applications were received in December. Thirteen applications require Planning Commission approval and 7 applications require City Council approval. In December, the Planning Division received a total of 359 phone calls and 107 email inquiries.

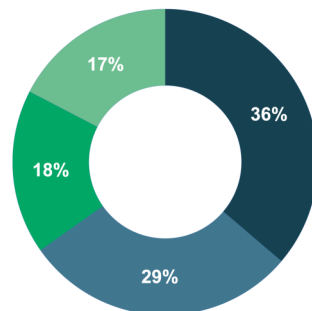
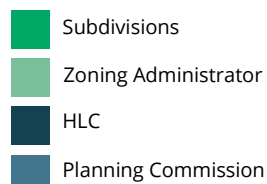
**1%**

Decrease from December 2021 in total applications.

**62%**

Of the applications can be processed administratively.

## APPLICATIONS



## 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.

*The Planning Division hosted 14 Online Open Houses during the month of December, with a total of 1050 visits.*

## MONTHLY BREAKDOWN:

- 5 items opened for public comment.
- 5 items closed for public comment.
- 4 item remains open from previous months.

## DECEMBER APPLICATIONS 2021 2022

### APPEAL

|                                |          |          |
|--------------------------------|----------|----------|
| Appeal Administrative Decision | 0        | 0        |
| Appeal Commission Decision     | 0        | 0        |
| <b>Total Applications</b>      | <b>0</b> | <b>0</b> |

### HISTORIC LANDMARK COMMISSION

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| Conservation District                | 0         | 0         |
| Demolition of Contributing Structure | 0         | 0         |
| Demolition of Non Contributing       | 0         | 0         |
| Designation                          | 0         | 0         |
| Economic Hardship                    | 0         | 0         |
| Major Alteration                     | 3         | 1         |
| Minor Alteration                     | 25        | 24        |
| New Construction                     | 0         | 0         |
| Relocation                           | 0         | 0         |
| Special Exception                    | 0         | 0         |
| <b>Total Applications</b>            | <b>28</b> | <b>25</b> |

### PLANNING COMMISSION

|                           |           |           |
|---------------------------|-----------|-----------|
| Alley Vacation            | 0         | 0         |
| Annexation                | 0         | 0         |
| Conditional Use           | 2         | 5         |
| Design Review             | 2         | 6         |
| Master Plan Amendment     | 1         | 3         |
| Planned Development       | 2         | 2         |
| Special Exception         | 0         | 0         |
| Street Closure            | 0         | 0         |
| Transit Station Area      | 1         | 0         |
| Zoning Amendment          | 3         | 4         |
| <b>Total Applications</b> | <b>11</b> | <b>20</b> |

### SUBDIVISIONS

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| Consolidation                         | 3         | 3         |
| Final Plat Approval                   | 5         | 3         |
| Lot Line Adjustment                   | 0         | 3         |
| Planned Development - Conditional Use | 0         | 0         |
| Preliminary Condo - New               | 0         | 0         |
| Preliminary Subdivision               | 6         | 3         |
| <b>Total Applications</b>             | <b>14</b> | <b>12</b> |

### ZONING ADMINISTRATOR

|                                    |           |           |
|------------------------------------|-----------|-----------|
| Administrative Interpretation      | 1         | 1         |
| Determination of Nonconforming Use | 2         | 1         |
| Variance                           | 0         | 2         |
| Zoning Verification                | 14        | 8         |
| <b>Total Applications</b>          | <b>17</b> | <b>12</b> |

**TOTAL APPLICATIONS 70 69**

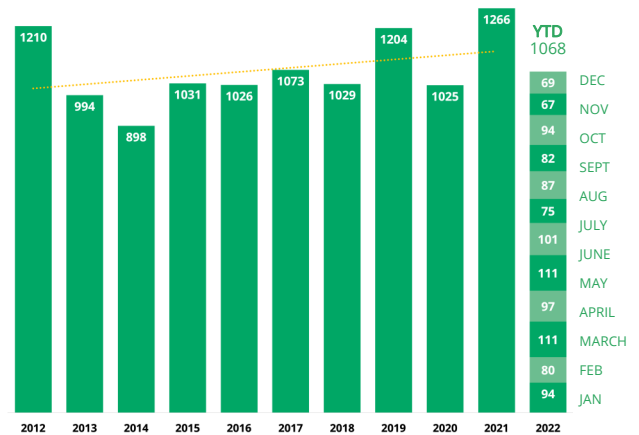


### TRENDS

Since 2012, there has been a steady increase in the number of applications received by the Planning Division. From 2012 through 2021, the average number of applications received during the month of December is 65.

December 2017 received the highest number of applications for the month of December with 85 applications. The lowest number of applications received in the month of December was in 2013 at 39 applications.

*The total number of applications received this month is 6% above the average for the month of December.*



### FEATURED PROJECTS

**Planned Development at approximately 1580 -1620 S 900 W**  
The applicant, Jordan Atkin, representing the property owner, TAG SLC, requested Planned Development Approval for 71 townhome style condos at 1580-1620 S 900 W. The proposal included requesting relief from the zoning requirement to allow more than one principal building on a lot. The proposed development will contain open space and other amenities. Additionally, the development will provide a pedestrian midblock connection between 900 W and 1000 W. The 2.59 acres property is located in the CB (Community Business) zoning district. Planning Commission granted approval at the December 14th Commission Meeting.



### NEW PROJECTS

**West Quarter Block C at approximately 260 W 200 S**  
Planning Commission granted approval for a Design Review proposal to develop a 16 story, multifamily residential, mixed-use building with 323 units with ground floor retail space. The proposal also includes extending the existing Quarter Row mid-block private street along the eastern lot line of the subject site and record an associated public access easement. The applicant requested to exceed the building height allowance of the D-4 zoning district by approximately 110' 7". The zone permits a building height of 75' and the applicant proposed a height of approximately 185' 7".

**Planned Development and Preliminary Subdivision for Nielsen Estates at approximately 833 W Hoyt Place and 834 W 200 N:** Planning Commission granted approval for a 9-lot subdivision and housing development at 834 W 200 N and 833 W Hoyt Place. The applicant proposed to adjust the lot for an existing single-family home along 200 N and to create 8 additional lots to accommodate a twin-home and 6 single-family attached units. The property is in the SR-3 (Special Development Pattern Residential) zoning district. The applicant was seeking Planned Development approval for 7 lots without street frontage, reduced front and rear yard setback to 5', and steps and landing to be located closer than 4' to property line in the rear yard.

### HIGHLIGHT

**Homeless Resource Center Text Amendment**  
Planning Commission forwarded a positive recommendation to City Council for a petition that establishes a process for approving future homeless resource centers and homeless shelters in the city, modifies existing standards and makes other necessary and related modifications to Title 21A of the Zoning Code. The proposal includes adopting the Homeless Resource Center Overlay Zoning District & modifying section 21A.36.350: Standards for Homeless Resource Centers.