

MONTHLY REPORT

December 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

This year there was an 11% increase in the total amount of applications that went to a public hearing compared to 2020. Making it the highest number of petitions to have gone through a public hearing process in the last 10 years. This means the complexity of applications received is increasing each year.

The Planning Division received a total of 70 applications for the month of December, the same amount that was received last year. However, there are variations in the amount of time spent and complexity of the applications. This year 19% of the applications are considered time-intensive and complex in comparison to 5% last year. Eight applications will require City Council approval.

0%

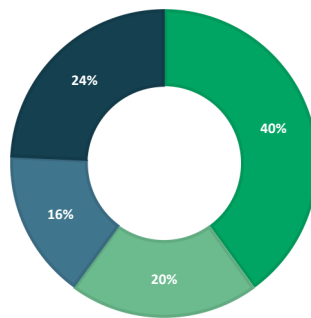
Increase from December 2020 in total applications.

81%

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.

In the month of December, the Planning Division hosted 17 Online Open Houses with a total of 1427 visits.

MONTHLY BREAKDOWN:

- 5 items opened for public comment.
- 6 items closed for public comment.
- 6 items remained open from previous months.

DECEMBER APPLICATIONS 2020 2021

HISTORIC LANDMARK COMMISSION

Special Exception	0	0
Minor Alteration	15	25
Major Alteration	0	3
Economic Hardship	0	0
Demolition of Contributing Structure	0	0
New Construction	0	0
Total Applications	15	28

SUBDIVISIONS

Preliminary Plat	4	6
Lot line Adjustment	1	0
Lot Consolidation	2	3
Final Plat	4	5
Total Applications	11	14

PLANNING COMMISSION

Planned Development	0	2
Zoning Amendment	2	3
Master Plan Amendment	0	1
Transit Station Area	2	1
Street Closure	0	0
Alley Vacation	3	0
Conditional Use	2	2
Special Exception	2	0
Annexation	0	0
Design Review	2	2
Total Applications	13	11

ZONING ADMINISTRATOR

Zoning Verification	26	14
Variance	0	0
Determination of Nonconforming Use	2	2
Administrative Interpretation	3	1
Total Applications	31	17

APPEAL

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

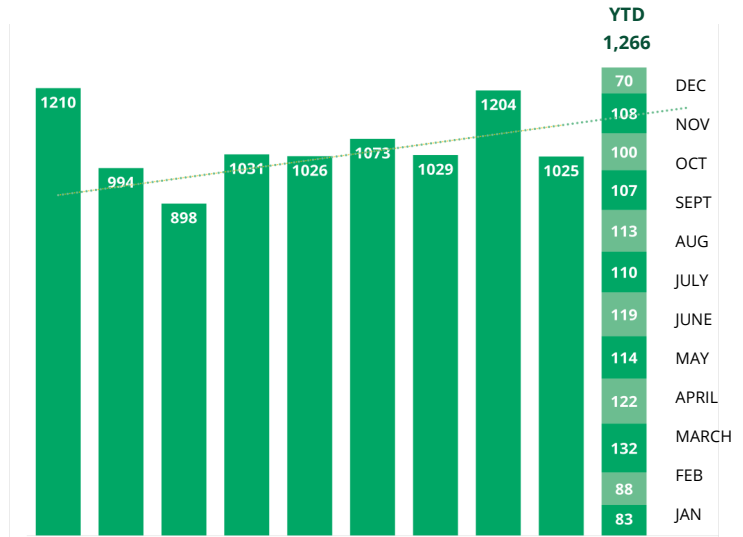
TOTAL APPLICATIONS 70 70



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 for the month of December is 65. 2017 had the highest number of applications at 85 and 2013 had the lowest number of applications at 39. **The total number of applications received this month is 13% above the average for the month of December.**

This year the Planning Division received a total of 1,266 applications, including withdrawn and voided applications. This is the highest number of applications submitted in a year, over the past 10 years.

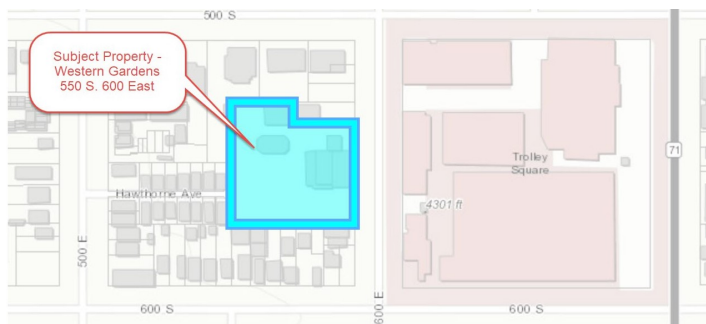


FEATURED PROJECT

Western Gardens Zoning Map Amendment

Planning Commission on December 8th, 2021, forwarded a positive recommendation to City Council on a zoning map amendment application to rezone the property located at 550 S 600 E. The subject property is the location of Western Gardens. The proposed zoning amendment will change the zone from CN (Neighborhood Commercial) zoning to FB-UN2 (Form Base Neighborhood District). City Council has final decision making authority on zoning amendments.

The intention of the rezone is to facilitate the potential sale and redevelopment of the property into a multi-family residential project. The property is also in the Central City local Historic Overlay District, which requires any new construction to be approved by the Historic Landmark Commission. New construction in a local historic district is required to comply with the applicable standards and guidelines to ensure a compatible development with the surrounding neighborhood.



NEW PROJECTS

- **Quayle Street Town Homes Planned Development:** A proposed infill development that consists of nine proposed townhomes in the CG zoning district located at 968 W Quayle Ave.
- **The Harvey Design Review:** A proposed mixed-use development consisting of 14 multi-family units and commercial space at approximately 501 E 2700 S in the CN zoning district.
- **Euclid Townhome TSA Review:** A proposed development consisting of a six unit multi-family development located at 922 W Euclid Ave. in the TSA-UN-T zone.

HIGHLIGHTS

- **1330 S 700 W Zoning Amendment:** A positive recommendation was forwarded to City Council for a proposed map amendment from R-1-7000 (Single-Family Residential) to CB (Community Business) for the property located at 1330 S 700 W.
- **Sugarhouse Fire Station Master Plan and Zoning Amendment:** A positive recommendation was forwarded to City Council for a proposed master plan and zoning map amendment to change the zone from PL (Public Lands) to CSHBD2 (Sugar House Business District) for the properties located at 1085 -1097 E Simpson and 1104 E Sugarmont Dr.
- **Rivers Edge at Redwood Design Review and Planned Development:** Planning Commission approved a proposed 82-unit multi-family development on a 2.27 acre lot in the CB (Community Business) zoning district located at approximately 750 N Redwood Rd.