

MONTHLY REPORT

January 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.

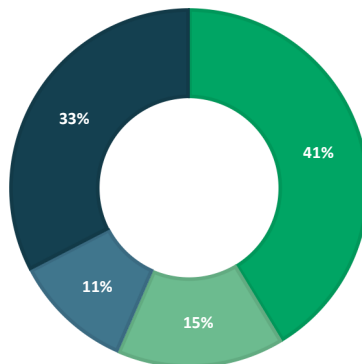
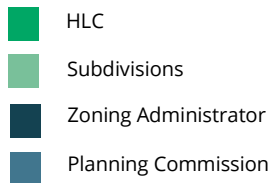
SUMMARY

A total of 94 applications were received in January, 14% of the applications are considered time-intensive and complex. Four applications will require City Council approval. In addition, the Planning Division received a total of 384 phone calls and 170 zoning email correspondences in January. The Planning Division experienced an increase in minor alteration and zoning verification applications this month.

13%
Increase from
January 2021 in total
applications.

86%
Of the applications
can be processed
administratively.

TYPE OF 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.

In the month of January, the Planning Division hosted 14 Online Open Houses with a total of 904 visits.

MONTHLY BREAKDOWN:

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

JANUARY APPLICATIONS 2021 2022

HISTORIC LANDMARK COMMISSION

Special Exception	2	0
Minor Alteration	20	35
Major Alteration	0	2
Economic Hardship	0	0
Demolition of Contributing Structure	0	0
New Construction	1	1
Total Applications	23	38

SUBDIVISIONS

Preliminary Plat	5	6
Lot line Adjustment	2	2
Lot Consolidation	4	5
Final Plat	9	1
Total Applications	20	14

PLANNING COMMISSION

Planned Development	3	1
Zoning Amendment	3	1
Master Plan Amendment	1	1
Transit Station Area	3	0
Street Closure	0	1
Alley Vacation	0	1
Conditional Use	3	3
Special Exception	8	0
Annexation	0	0
Design Review	5	2
Total Applications	26	10

ZONING ADMINISTRATOR

Zoning Verification	12	30
Variance	0	0
Determination of Nonconforming Use	0	1
Administrative Interpretation	1	1
Total Applications	13	32

APPEAL

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

TOTAL APPLICATIONS 83 94

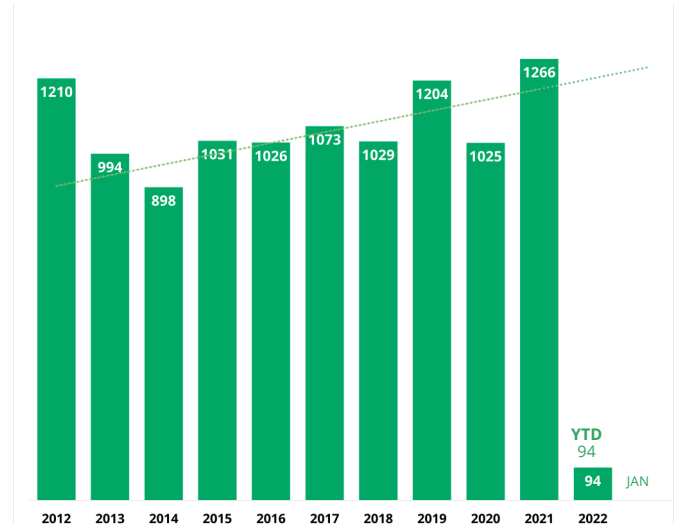


TRENDS

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 January is 71.

2019 is the highest number of applications received for the month of January at 109. The lowest number of applications received was in 2013 at 40 applications.

The total number of applications received this month is 32% above the median for the month of January.



FEATURED PROJECT

1550 South Main Street Assemblage: Rezone, Master Plan & Text Amendments and Alley Vacation

A request for the City to amend the zoning map and master plan for seven (7) contiguous parcels located at 1518 - 1546 S Main St and 1515 S Richards St respectively. All properties are zoned CC - Commercial Corridor, with the exception of the parcel at 1515 S Richards St which is zoned R-1/5000, (Single-Family Residential). The applicant is requesting a change to the future land use map designation in the *Central Community Master Plan* and a zoning change to the FB-UN2 (Form Based Urban Neighborhood Zoning).

An accompanying text amendment to list these parcels in Table 21A.27.050C as allowing the additional height is included in this request. An alley vacation application has also been submitted to vacate the alley that runs through the properties. The intent of these petitions would be to combine all parcels, as well as the alley into one cohesive parcel under the new zoning, in order to develop a mixed-use development on the site. The parcels combined with the alley will total approximately 2 acres.



NEW PROJECTS

- **TAG 1300 South Zoning Amendment:** A zoning map amendment is requested to rezone 856 W 1300 S from R-1/5000 district to the FB-UN-1. The amendment is requested to accommodate a future single-family attached development.
- **The Quinci Planned Development:** A proposed 80 - unit multi-family development that includes 3.7 acres of land located at approximately 1106 S Redwood Rd in the CC zone.
- **VOA Detox Facility Conditional Use:** A proposed change of use from a financial institution to a detoxification center in an existing building located at 1875 S Redwood Road in the CC zone.

HIGHLIGHTS

- **Brix Design Review:** Planning Commission approved with conditions a proposal to construct a 115 ft. tall building for a multi-family use located at approximately 241 W 400 S St in the D-2 zone.
- **Alta Terra Sugar House Design Review:** Planning Commission approved a proposal to construct a 10 story multi-family and mixed-use development at 1121 E Ashton in the CSHBD1 zone.
- **TAG SLC Master Plan & Zoning Amendment:** Planning Commission forwarded a positive recommendation to City Council for a proposed master plan and zoning amendment from R-1/7000 to RMF-35 to accommodate a proposed single-family attached development located at 2435 S 500 E.