

MONTHLY REPORT

February 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 80 applications were received in February, 20% of the applications are considered time-intensive and complex. Three applications will require City Council approval. The number of applications decreased from last year. One contribution to this is that the City removed all special exception processes from the ordinance. However the number of time intensive applications increased by 23% from last year. In addition, the Planning Division received a total of 432 phone calls and 166 zoning email correspondences.

9%

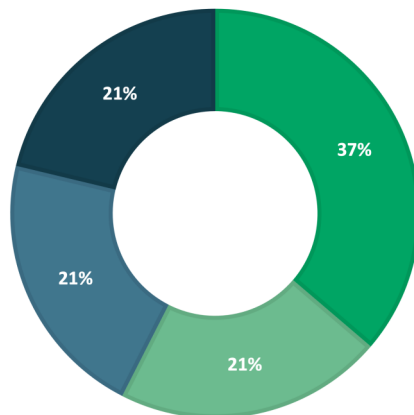
Decrease from February 2021 in total applications.

80%

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 February, the Planning Division hosted 13 Online Open Houses with a total of 1005 visits.

MONTHLY BREAKDOWN:

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

MONTHLY APPLICATIONS 2021 2022

HISTORIC LANDMARK COMMISSION

Special Exception	0	
Minor Alteration	19	26
Major Alteration	0	2
Designation	0	1
Demolition of Contributing Structure	0	0
New Construction	0	0
Total Applications	19	29

SUBDIVISIONS

Preliminary Plat	4	6
Lot line Adjustment	1	2
Lot Consolidation	4	2
Final Plat	1	7
Total Applications	10	17

PLANNING COMMISSION

Planned Development	3	2
Zoning Amendment	0	0
Master Plan Amendment	1	3
Transit Station Area	0	3
Street Closure	0	0
Alley Vacation	0	0
Conditional Use	3	5
Special Exception	19	0
Annexation	0	0
Design Review	3	4
Total Applications	29	17

ZONING ADMINISTRATOR

Zoning Verification	25	13
Variance	1	1
Determination of Nonconforming Use	0	1
Administrative Interpretation	3	2
Total Applications	29	17

APPEAL

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

TOTAL APPLICATIONS 88 80

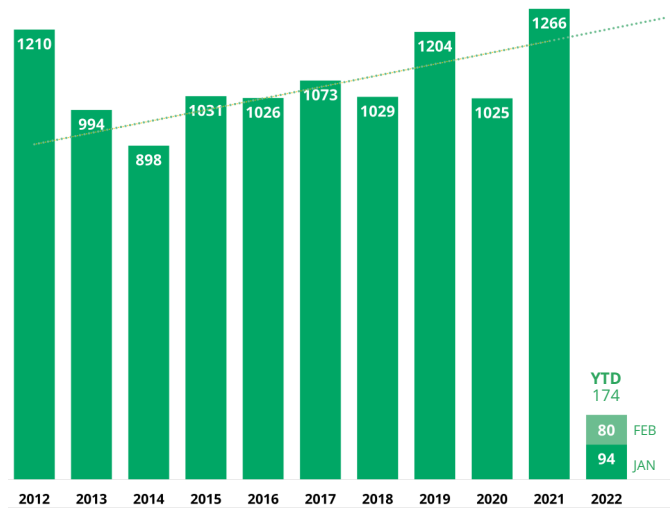


TRENDS

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 February is 66.

2019 is the highest number of applications received for the month of February at 85. The lowest number of applications received was in 2014 at 42 applications.

The total number of applications received this month is 21% above the median for the month of February.



FEATURED PROJECT

Marmalade Condos Multi-Family New Construction

A request for the City to allow a new construction project in the Capitol Hills Historic district. The development is proposed to consist of 12 new residential units within three new structures that consist of a single townhouse type structure and two duplexes.

The development will be located behind two existing and historically contributing residential buildings with frontage on 300 North. The contributing building located on the subject site will undergo a full preservation at a later date. This contributing 2-story building is presently being used as an apartment building that has come to disrepair the past number of years.



RENDERING: BIRD EYE



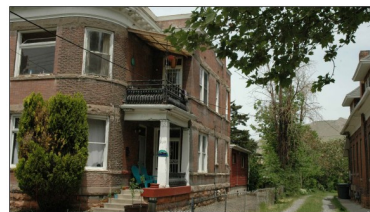
MATERIAL: MASONRY (TYP.)



MATERIAL: GFRP PANEL



MATERIAL: BLACK STEEL



EXISTING BUILDING



EXISTING BUILDING

NEW PROJECTS

- **Spark! Transit Station Area Review:** TSA review for a proposed 35-unit apartment near the State Fair Park located at approximately 1500 W North Temple in the TSA-MUEC-C zone.
- **West Quarter Development Phase II Design Review:** A proposed 16 story building with a mixed use of 323 multi-family units and retail space located at approximately 260 W 200 S in the D-2 zone.
- **Club Verse Conditional Use:** A proposed bar/ tavern in an existing building located at 609 S State Street in the D-2 zone.

HIGHLIGHTS

- **The Harvey Design Review and Planned Development:** Planning Commission approved with conditions a proposal to construct a mixed use building with one commercial unit and 14 residential units located at approximately 501, 511, and 515 E 2700 S in the CN zone.
- **Glendale Townhomes Planned Development:** Planning Commission approved with conditions a proposal to construct a 57-residential unit and mixed-use development at 1179 S Navajo Street in the CB zone.
- **Hoyt Place Zoning Amendment:** Planning Commission forwarded a positive recommendation to City Council for a proposed zoning amendment from R-1/5000 to SR-3 located at 858 W & 860 W Hoyt Place 500 E.
- **Dowland General Plan and Zoning Amendment:** Planning Commission forwarded a positive recommendation to City Council for a proposed master plan and zoning amendment from R-1/5000 to RMF-35 located at 1902 S 400 E.