

PLANNING DIVISION // MONTHLY REPORT

March 2026



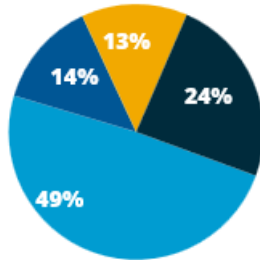
APPLICATIONS RECEIVED

30% Increase in applications from March 2025.

A total of **104** applications were received this month. **102** of the applications were initiated by private applicants.

This report communicates the Planning Division's workload & provides analysis of trends to better understand staff capacity.

TYPE OF PETITIONS



- Zoning Administrator
- Planning Commission
- Historic Landmark Commission
- Subdivision

TYPE OF APPROVAL PROCESS



Administrative Approval
98



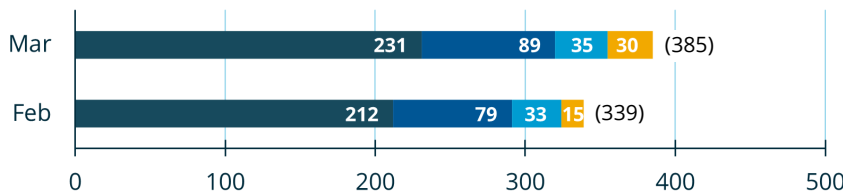
Planning Commission
2



City Council Approval
6

94% of the applications can be processed administratively.

BUILDING PERMIT / ZONING REVIEWS



- 1st Review
- 2nd Review*
- 3rd Review*
- 4+ Reviews*

* Review for corrections

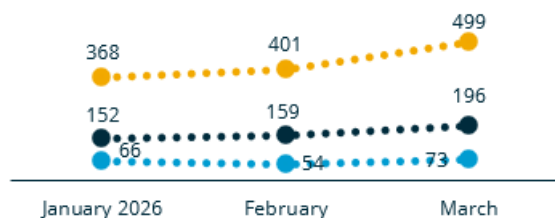
New Dwelling Units

Building permits were issued for **242 new dwellings** this month.

PLANNING COUNTER INQUIRIES

This month the Planning Division received a total of **499** phone calls, **196** email inquiries, and **73** walk-in inquiries.

TRENDS



- Walk-ins
- Emails
- Phone Calls

PUBLIC ENGAGEMENT

Online Open Houses are hosted by the Planning Division as an opportunity for constituents to stay informed, review proposals, and provide feedback. This month **48** Online Open Houses were hosted with a total of **735** visits.

ONLINE OPEN HOUSES BREAKDOWN



New this month
4



Active from past months
38



Closed this month
6

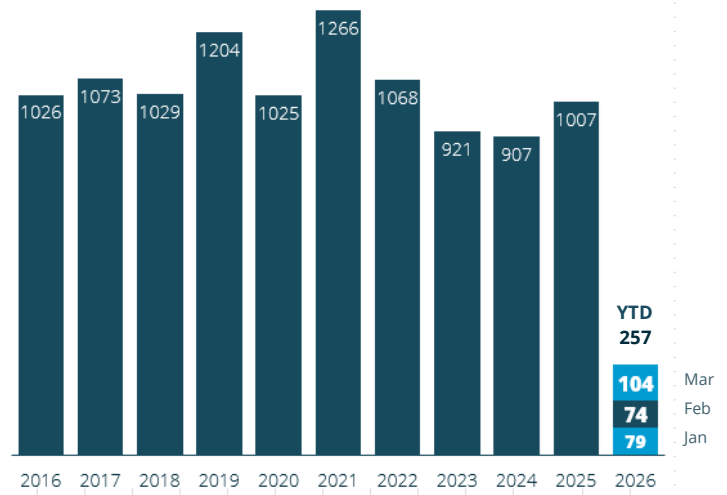


10-YEAR TREND ANALYSIS

March 2026 saw a 30% increase in the number of applications compared to March 2025. From 2016 through 2026, the Division has received an average of 90 applications each March.

In March 2021, the Division received the highest number of applications for that month, with a total of 132. In contrast, March 2024 recorded the lowest number of applications for the month, with 55 applications.

This March, the total number of applications received was 15% higher than the monthly average for March.



Proposed New Dwelling Units

There were **5 new developments** proposed in Planned Development, Design Review, or Zoning Incentive applications received this month. A total of **506 dwellings units** are proposed in these developments. Of these, **274 units are proposed to be affordable**, income restricted units.

FEATURED PROJECT

Denver Street North - Affordable Housing Incentives PLNINC2026-00172

Pierre Langue on behalf of Langue Inc. has submitted an Affordable Housing Incentives (Zoning Incentives) application for a multi-family and commercial mixed use proposal located at approximately 343 S Denver St. The proposal includes 240 units with a mix of 12 income restricted, affordable units along with micro restaurants and commercial spaces.



FEATURED PROJECT

Northwest Pipeline Building - Building Preservation Incentives PLNINC2026-00220

Mitch Karr on behalf of MSR Design has submitted a Building Preservation Incentives (Zoning Incentives) application for the redevelopment of the Northwest Pipeline building located at approximately 315 E 200 S. The building, originally constructed in 1958, meets the required age threshold of 50 years for preservation consideration. The proposal seeks to convert the existing structure into 63 multi-family residential units, with commercial space incorporated on the ground floor.

