

PLANNING DIVISION | MONTHLY REPORT

September 2026



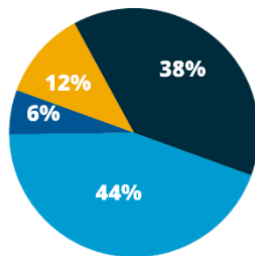
APPLICATIONS RECEIVED

24% increase in applications from September 2025.

A total of **105** applications were received this month. **101 (96%)** 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

99



Planning Commission

6

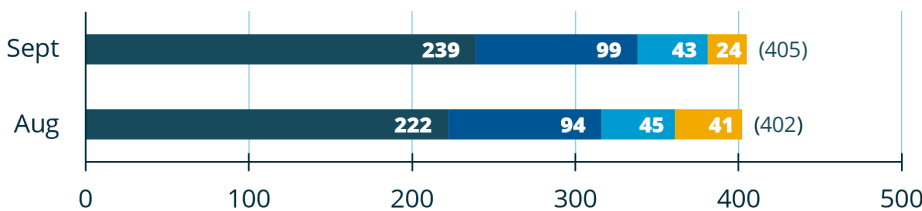


City Council Approval

4

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 **23 new dwellings** this month.

3,409 reviews to date for 2026

PLANNING COUNTER INQUIRIES

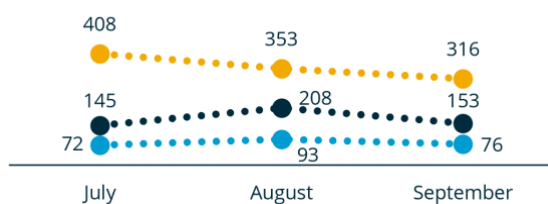
This month the Planning Division received a total of **316** phone calls, **153** email inquiries, and **76** walk-in inquiries.

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 **50** Online Open Houses were hosted with a total of **1,458** visits.

TRENDS



- Walk-ins
- Emails
- Phone Calls

ONLINE OPEN HOUSES BREAKDOWN



New this month

4



Active from past months

42



Closed this month

4

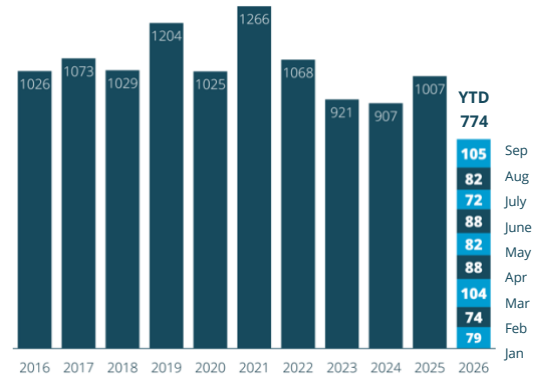


12 - YEAR TREND ANALYSIS

September 2026 saw a **24% increase** in the number of applications compared to September 2025. From 2014 through 2026, the Division received **an average of 94 applications each September**.

In September 2019, the Division received the highest number of applications for that month, with a total of **114**. In contrast, September 2014 recorded the lowest number of applications for the month, with **79** applications.

This September, the total number of applications received was 12% higher than the monthly average for September.



Proposed New Dwelling Units

Proposed new dwelling units in Planned Development, Design Review, or Zoning Incentive applications received this month.



New developments proposed this month

0



No new dwelling units were proposed this month.

NEW PROJECT

Intermountain Healthcare Hospital PLNPCM2026-00748 and 00683

Intermountain Healthcare (IHC) submitted for a Design Review and Conditional Use for a new hospital at 754 S State St.

The proposal includes a 10-story and 7-story building for the hospital, a 6-level parking garage, and a 7-level off-site parking garage at 750 S Main St. Design Review is being requested to modify certain setbacks and façade controls and other miscellaneous design standards. A conditional use is required for the hospital and a proposed heliport.

The proposal also includes a food truck court, various plaza and open space areas, and a public mid-block walkway.



FEATURED PROJECT

Lamplighter Square & Townhomes PLNPCM2026-00546 and 00547

A proposal to rezone 1629 S Foothill Dr and 2475-2493 E 1700 S from R/1-7000 and MU-2 to MU-3 was heard by the Planning Commission, who forwarded a recommendation of approval to the City Council.

Most of the site is currently vacant, with the exception of 1 single-family home. The purpose of the proposed rezone is to facilitate the development of a 3-story, 14,000 sq ft commercial building on the north end of the lot as well as 19 townhomes (14 for-rent and 5 for-sale).

