

**Motion Sheet for PLNSUB2017-01027:  
Sugar House Heights Planned Development at 2660 S. Highland Drive**

**PLNSUB2017-01028:  
Sugar House Heights Preliminary Subdivision**

**Motion to approve with conditions (Staff recommendation):**

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Planned Development petition PLNSUB2017-01027 and associated Preliminary Subdivision PLNSUB2017-01028 with the following conditions:

1. To ensure compatibility with the character of existing development within the vicinity of the site, the eastern elevations of the homes on lots 1 and 2 (that face Highland Drive) shall be altered to include architectural features typically found on the front façade of a single family home, such as:
  - a. Enhanced entryways with useable porch features;
  - b. Prominent front entry doors;
  - c. Window patterns/configurations that are more appropriate for a prominent, street-facing façade;
  - d. Use of more articulation in the building wall and/or additional building materials to increase visual interest.

Final design details shall be delegated to Staff.

2. The eastern yard areas of lots one and two (the yard areas adjacent to Highland Drive) shall be considered the front of the lots for the purposes of designating yards. This designation shall be noted on the final plat.
3. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure, to be reviewed and approved by Staff.

**Motion to approve (without conditions):**

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Planned Development petition PLNSUB2017-01027 and associated Preliminary Subdivision PLNSUB2017-01028 as proposed.

**Motion to deny (not consistent with Staff recommendation):**

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission deny the Planned Development petition PLNSUB2017-01027 and associated Preliminary Subdivision PLNSUB2017-01028 for the following reasons: 1) (List what standards, factors, etc. were considered to recommend denial).