

**Motion Sheet for – 900 S Retail Addition
Conditional Use and Conditional Building and Site Design Review**

Approximately 1037/1043 E 900 South
Petition numbers PLNPCM2018-00990 & PLNPCM2018-00991

Motion to approve with conditions listed in the Staff Report (Staff Recommendation):

Based on the findings listed in the Staff Report, the information presented and input received during the public hearing, I move that the Planning Commission approve the Conditional Use (Petition PLNPCM2018-00990) for the new addition and the Conditional Building and Site Design Review (Petition PLNPCM2018-00991) for modifications of the specified Design Standards in section 21A.37 of the zoning ordinance with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

1. Trash dumpster areas shall be screened with fencing in compliance with 21A.48.120
2. Applicant shall submit a lot consolidation application to the Planning Division and 1037 E 900 S and 1043 E 900 S shall be consolidated into one lot.
3. Details regarding streetscape improvements, site landscaping and the outdoor plaza area to be delegated to Planning Staff to ensure compliance with the Conditional Building and Site Design standards.
4. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply

Motion to approve with conditions modified by the Planning Commission:

Based on the findings listed in the Staff Report, the information presented and input received during the public hearing, I move that the Planning Commission approve the Conditional Use (Petition PLNPCM2018-00990) for the new addition and the Conditional Building and Site Design Review (Petition PLNPCM2018-00991) for modifications of the specified Design Standards in section 21A.37 of the zoning ordinance with the conditions of approval listed in the staff report with the following modifications:

1. (List the conditions that are to be modified, added, or removed.)

Final approval of the details noted in the conditions shall be delegated to Planning Staff.

Motion to deny (Not Consistent with Staff Recommendation):

Based on the information presented, and the input received during the public hearing, I move that the Planning Commission deny the Conditional Use (Petition PLNPCM2018-00990) for the new addition and the Conditional Building and Site Design Review (Petition PLNPCM2018-00991) for modifications of the specified Design Standards in section 21A.37 because evidence has not been presented that demonstrates the proposal complies with the following standards:

1. (The commission should make findings related to which standard or standards are not complied with. Standards are listed in Attachment F, G & H of the Staff Report.)