

# **Motion Sheet for PLNPCM2018-01008 & PLNPCM2019-00255 - Conditional Use and Conditional Building and Site Design Review for the Red Rock Brewing Company Brewery**

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## **CONDITIONAL USE APPLICATION (PLNPCM2018-01008)**

### **Consistent with Staff Recommendation**

#### **Motion to Approve with Conditions Listed in the Staff Report**

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Use application PLNPCM2018-01008 for the Red Rock Brewing Company brewery to be located at 426 West 400 North subject to conditions 1 through 5 as listed in the staff report.

#### **Conditions 1 -5 also listed here for easy reference**

- 1. Artwork, a mural or other element of visual interest along the south elevation is required in order to break up the blank wall space and provide the appearance of activity.*
- 2. An additional doorway must be located along the south elevation in order to break up the blank wall space.*
- 3. Final approval of landscaping, signage, lighting and the visual addition on the south façade is delegated to Planning Staff to ensure compliance with applicable standards.*
- 4. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.*
- 5. Applicant shall comply with all other department/division requirements.*

### **Alternate Motions – Not Consistent with Staff Recommendation**

#### **Motion to Approve with Conditions Modified by the Planning Commission:**

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Use application PLNPCM2018-01008 for the Red Rock Brewing Company brewery subject to the conditions listed in the staff report with the following modifications:

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

#### **Motion to Deny:**

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission DENY the requested Conditional Use application PLNPCM2018-01008 for the Red Rock Brewing Company brewery. The proposed use will create detrimental effects, which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standard or standards:

1. List the standards that the conditional use does not comply with.

# **CONDITIONAL BUILDING AND SITE DESIGN REVIEW**

## **Consistent with Staff Recommendation**

### **Motion to Approve with Conditions Listed in the Staff Report**

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Building and Site Design Review Application (PLNPCM2019-00255) for the Red Rock Brewing Company brewery subject to conditions 1 through 5 as listed in the staff report.

## **Alternate Motions – Not Consistent with Staff Recommendation**

### **Motion to Approve with Modifications by the Planning Commission:**

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Building and Site Design Review (CBSDR) Application PLNPCM2019-00255 for the Red Rock Brewing Company brewery subject to the conditions listed in the staff report with the following design modifications:

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

### **Motion to Deny:**

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission DENY the requested Conditional Building and Site Design Review application (PLNPCM2019-00255) for the Red Rock Brewing Company brewery because evidence has not been presented to demonstrate the proposal complies with the following standards:

1. The Commission should make findings related to which standards are not complied with.