

Motion Sheet for PLNPCM2020-00067 Zephyr Lofts Apartments – 360 W 200 S Design Review for Additional Building Height



Recommended Motion Consistent with Staff Recommendation

Motion to Approve with Conditions Listed in the Staff Report

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission approve the proposed Design Review application for additional building height, file PLNPCM2020-00067 for the Zephyr Lofts Apartments located at approximately 360 W 200 S.

This recommendation is based on the conditions of approval listed below. Final details regarding these conditions of approval are delegated to planning staff.

- 1. Final approval of the details for site signage, development and site lighting, off-street loading, street lighting, streetscape details, sidewalk paving and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Plan.*
- 2. Final approval of the design details for the mid-block walkway including lighting, signage, and paving to be delegated to Planning Staff to ensure compliance with the Downtown Plan as well as the Mid-Block Walkway Guidelines.*
- 3. A sign will be posted on the midblock walkway stating that it is open to the public.*
- 4. Information on maintenance responsibility for the proposed mid-block walkway via the recorded City public easement to the Paper Box site must be provided to Salt Lake City Engineering for approval.*
- 5. 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.*

Alternate Motions – Not Consistent with Staff Recommendation

Motion to Approve with Conditions Modified by the Planning Commission

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission approve the proposed Design Review application for additional building height, file PLNPCM2020-00067 for the Zephyr Lofts Apartments located at approximately 360 W 200 S subject to the conditions listed in the staff report with the following recommended changes:

(List the conditions of approval that are to be modified, added, or removed. The Commission shall make findings to support this motion based on the standards of approval for any conditions of approval that are modified, added, or removed. Standards are listed in Attachments E and F of the staff report.)

Motion to Deny the Design Review Proposal

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission deny the proposed Design Review application for additional building height, file PLNPCM2020-00067 for the Zephyr Lofts Apartments located at approximately 360 W 200 S because evidence has not been presented that demonstrates the proposal complies with the following standards:

(The Planning Commission shall make findings on the standards and specifically state which standard or standards are not being complied with. Please see Attachment F in the Staff Report for applicable standards.)