

**Motion Sheet for – 255 S State Street
Design Review**

Petition number PLNPCM2019-00926

Recommended motion consistent with staff report analysis & findings (*Approve Design Review with Conditions*) -

Based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Planning Commission approve the Design Review request for additional height (PLNSUB2019-00926) for the project located at approximately 255 S State Street.

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

1. A public entrance to the proposed food hall/commercial space shall be added to the west elevation of the north building on State Street facing the public sidewalk to comply with the Design Standards that relate to building orientation as well as the purpose statement of the D-1 zoning district which emphasizes the importance of pedestrian oriented design.
2. A public easement will be recorded on the property for the midblock walkway.
3. The applicant shall submit more information to Planning Staff for signage, lighting, streetscape details, privately owned public space elements, and landscaping to demonstrate compliance with the *Salt Lake City Lighting Master Plan* and the standards for Design Review.
4. The unique midblock walkway paving pattern shall be limited to private property. The State Street paving pattern shall be incorporated along the street frontage of the subject property to comply with Streetscape Improvements Design Review standard as well as the Downtown Master Plan.
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.

Motion to approve with conditions modified by the Planning Commission -

Based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Planning Commission approve the Design Review request for additional height (PLNSUB2019-00926) for the project located at approximately 255 S State Street.

This recommendation is based on the conditions of approval listed in the staff report with the following modifications:

1. (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 Attachment E of the staff report.)

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 Design Review request for additional height (PLNSUB2019-00926) for the project located at approximately 255 S State Street. Evidence has not been presented that demonstrates the proposal complies the following standards:

1. (The commission shall make findings to support this motion related to which standard or standards are not complied with. Standards are listed in Attachment E of the Staff Report.)