



# **Motion Sheet for PLNPCM2021-00024**

## **150 South Main Street Apartments**

### **136, 144, and 156 South Main Street**

## **Design Review for Additional Building Height**

### **Recommended Motion Consistent with Staff Recommendation**

#### **Motion to Approve with Conditions Listed in the Staff Report and Items to Return to the Planning Commission for Final Decision**

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission vote to APPROVE the Design Review application for additional building height for the 150 South Main Street Apartments located at approximately 136, 144 & 156 S Main Street, file PLNPCM2021-00024 with the following conditions delegated to City staff for verification during the Building Permit review:

1. Compliance with street tree requirements and streetscape improvements consistent with the recommendations of the Salt Lake City Urban Forester.
2. Compliance with sign and lighting requirements that meet the Salt Lake City Lighting Master Plan.
3. Signage must be provided for the mid-block plaza and park space indicating that they are open to the public.
4. Final approval of the mid-block plaza and park amenities in conformance with the standards for privately owned public spaces.

### **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 vote to APPROVE the Design Review application for additional building height for the 150 South Main Street Apartments located at approximately 136, 144 & 156 S Main Street, file PLNPCM2021-00024 with the following conditions delegated to City staff for verification during the Building Permit review:

1. Compliance with street tree requirements and streetscape improvements consistent with the recommendations of the Salt Lake City Urban Forester.
2. Compliance with sign and lighting requirements that meet the Salt Lake City Lighting Master Plan.
3. Signage must be provided for the mid-block plaza and park space indicating that they are open to the public.
4. Final approval of the mid-block plaza/walkway and park amenities in conformance with the standards for privately owned public spaces.

*(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 D and E of the staff report.)*

**Motion to Table the Design Review Application 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 vote to TABLE the Design Review application for additional height for the 150 South Main Street Apartments located at approximately 136, 144 & 156 S Main Street, file PLNPCM2021-00024 for the following reason(s):

1. As configured, the proposal does not meet the standards of approval for a Design Review request.

More specifically, the Planning Commission and Staff would like the applicant to address the following items:

*(Planning Commission to specifically list the items that the applicant needs to address before the application is brought before the Planning Commission for a future Public Hearing.)*

**Motion to Deny the Design Review Application**

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission vote to DENY the Design Review application for additional height for the 150 South Main Street Apartments located at approximately 136, 144 & 156 S Main Street, file PLNPCM2021-00024 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 Attachments D and E in the Staff Report for applicable standards.)*