

**Motion Sheet for PLNPCM2021-00606 & 00702
Design Review & Planned Development
Rivers Edge at Redwood Townhomes
SLC Planning Commission – 12-15-2021**



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 vote to APPROVE the proposed Design Review & Planned Development applications for the Rivers Edge at Redwood Townhomes located at 750 North Redwood Road, files PLNPCM2021-00606 and PLNPCM2021-00702 with the conditions of approval listed in the staff report.

(Conditions noted below for reference)

1. *Final approval of the details for site signage, lighting, landscaping and street trees will be delegated to staff for verification during the building permit review.*
2. *A Condominium Plat must be finalized and recorded for this development.*

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 proposed Design Review & Planned Development applications for the Rivers Edge at Redwood Townhomes located at 750 North Redwood Road, files PLNPCM2021-00606 and PLNPCM2021-00702 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 D and E of the staff report.)

Alternate motions continue on next page

Motion to Table the Design Review and Planned Development Applications 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 proposed Planned Development and Design Review applications for the Rivers Edge at Redwood Townhomes located at 750 North Redwood Road, files PLNPCM2021-00606 and PLNPCM2021-00702 for the following reasons:

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

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 and Planned Development Applications

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 proposed Design Review & Planned Development applications for the Rivers Edge at Redwood Townhomes located at 750 North Redwood Road, files PLNPCM2021-00606 and PLNPCM2021-00702 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.)