

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically**  
**Wednesday, December 15, 2021**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chairperson Amy Barry, Vice-Chairperson Maurine Bachman, Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, and Aimee Burrows. Commissioners Adrienne Bell and Sara Urquhart were excused.

Planning Staff members present at the meeting were: John Anderson, Planning Manager; Kelsey Lindquist, Planning Manager; Paul Nielson, Senior City Attorney; Kristina Gilmore, Senior Planner; Aaron Barlow, Principal Planner; Michael McNamee, Associate Planner; Nan Larsen, Senior Planner; Katia Pace, Principal Planner; David Gellner, Senior Planner; Eric Daems, Senior Planner; Aubrey Clark, Administrative Secretary; David Schupick, Administrative Secretary.

Chairperson Amy Barry read the virtual meeting determination.

**APPROVAL OF THE DECEMBER 8, 2021 MEETING MINUTES**

**REPORT OF THE CHAIR & VICE-CHAIR**

Chair Barry stated that she had nothing to report.  
Vice-Chair Bachman stated that she had nothing to report.

**REPORT OF THE DIRECTOR**

Planning Manager Kelsey Lindquist reported that Bueno Ave. rezone was approved by city council with a legislative intent associated with that approval. She also introduced David Schupick the new admin. She stated that there is a recruitment campaign for new planning commissioners for the D1 and D2 districts.

**PUBLIC HEARINGS**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

**Conditional Use ADU at Approximately 362 E Sherman Ave** - George Grygar, the property owner, has requested conditional use approval for a 17-foot tall, 465 square-foot accessory

dwelling unit (ADU) that will be situated in the rear yard of the above-listed property. The property is zoned R1/5,000, Single Family Residential District, where ADUs that are separated from the primary structure must be processed as a conditional use. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case number PLNPCM2021-00663**

Associate Planner, Michael McNamee reviewed the petition as outlined in the staff report. He stated that Staff recommends approval with the conditions listed in the staff report.

The applicant George Grygar stated that he had no formal presentation. George Grygar stated that he has intent to rent out the property to help with the housing crisis and that it would be used for his aging parents later.

## **PUBLIC HEARING**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **EXECUTIVE SESSION**

### **MOTION**

**Commissioner Andres Paredes stated, Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Conditional Use request (PLNPCM2021-00663) as proposed.**

**Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Andres Paredes, Jon Lee, Mike Christensen, Maurine Bachman, Brenda Scheer, and Aimee Burrows all voted “yes”. The motion passed unanimously.**

**Street Vacation at Approximately 601 South 900 East** - On behalf of the property owners of 601 South 900 East, Justin Matkin of Parr Brown Gee & Loveless has requested Salt Lake City vacate (or give up public ownership of) the portion of public right-of-way between the subject property and the sidewalk. The area in question would be converted into a parcel that the property owners could purchase for fair market value. If purchased, the City would require them to consolidate the vacated area into their property. This request would not impact the adjacent sidewalk. The subject property is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Aaron Barlow at 801-535-6184 or aaron.barlow@slcgov.com) **Case number PLNPCM2021-00614**

Principal Planner, Aaron Barlow, reviewed the petition as outlined in the staff report. He stated that Staff recommends the Planning Commission forward a positive recommendation to City Council.

Chairperson Amy Barry asked for clarification on whether or not the easement will run the full length on 600South. Aaron Barlow stated that it was hard to know without a formal survey.

The applicant Justin Matkin stated that he had no formal presentation. Justin Matkin attorney for the property owners, stated that he believes that there was a survey mistake long ago and that is why the lot lines start about six feet back from the sidewalk.

Commissioner Ghent asked if adverse possession would apply since the property was not being maintained by the city. Senior City Attorney, Paul Nielson explained that adverse possession does not apply for government owned property.

## **PUBLIC HEARING**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **EXECUTIVE SESSION**

### **MOTION**

**Commissioner Mike Christensen stated, based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission forwards a positive recommendation to the City Council to approve PLNPCM2021-00614 Street Vacation at 601 South 900 East.**

**Commissioner Maurine Bachman seconded the motion. Commissioners Andra Ghent, Jon Lee, Mike Christensen, Maurine Bachman, Andres Paredes, Brenda Scheer, and Aimee Burrows all voted “yes”. The motion passed unanimously.**

**Burrola Planned Development at approximately 442 South Post Street** - Jesus Burrola, property owner, is requesting approval for a Planned Development to subdivide the above-listed property in order to construct another single-family house on the site. The Planned Development would allow the single-family house to be constructed closer to the property lines and have a reduced lot size than what is normally permitted in the R-1-5000 (Single Family Residential) zoning district. The R-1/5000 district requires side yard setbacks of 4' and 10' and a minimum lot size of 5,000 square feet. The proposed Burrola Planned Development will include setbacks of 4' and 2.7' and a lot size consisting of 4,876 square feet. The subject property is located within

Council District 2, represented by Dennis Faris (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00464**

Senior Planner, Nan Larsen, reviewed the petition as outlined in the staff report. She stated that Staff recommends approval with the conditions listed in the staff report.

Commissioner Burrows asked if they were able to approve some conditions but not approve the setback. Chairperson Amy Barry clarified that they would be able to.

The applicants Jesus and Amalia Burrola stated that they had no formal presentation. Amalia Burrola stated that their goal is to complete the street and match the look of the neighborhood by developing underutilized land. She also stated that the neighbor to the south of them had no issue with the development.

## **PUBLIC HEARING**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Scheer asked for clarification on the planned development criteria to develop a site. Senior Planner, Nan Larsen stated that in the staff report provided her rational for how this project complies with the applicable standards . Commissioner Scheer ask why they are not needing to meet the standards of the planned development based on material and style to fit the compatibility of the neighborhood. Senior Planner, Nan Larsen stated that because the setbacks are compatible with the larger neighborhood. Commissioner Scheer asked for clarification on why they are using the zoning as the standard and not holding it to a higher standard of a planned development. Planning Manager, Kelsey Lindquist clarified that they have used the planned development process for lots that do not meet the lot width requirement for standard subdivisions in a single-family residential area. She stated they typically do not require building elevations. The analyzed applicable standards of review for the lot split is provided in the staff report. If the Planned Development was approved, to then the applicant could go through the permitting process for a single family residence. Commissioner Scheer asked if they were then not considering any of the standards of the planned development since they do not have that information. Commissioner Scheer asked how they can be ignoring the planned development standards since they don't have the additional information from the applicant. Senior Planner, Nan Larsen stated that to qualify for a planned development you must meet one of the objectives, and they met the master plan compatibility objective. She stated that the applicants are not

required to share detailed information as long as they are able to meet the requirements of the R1-5000 zoning district.

Commissioner Lee asked if there had ever been another house located on the site before. Senior Planner, Nan Larsen stated that she was not able to find a record of another house being on the property.

## **MOTION**

**Commissioner Andra Ghent stated, Based on the information in the staff report I move that the Planning Commission approve the Planned Development petition (PLNPCM2020-00464) with the condition: 1. A preliminary subdivision is approved and recorded with the county prior to the issuance of the building permit.**

**Commissioner Mike Christensen seconded the motion. Commissioners Jon Lee, Andres Paredes, Andra Ghent, Mike Christensen, Maurine Bachman, and Aimee Burrows all voted “yes”. Brenda Scheer voted “no”. The motion passed with 6 votes “yes” and one vote “no”.**

### **Coachman Mixed Use Planned Development at Approximately 1301 South State Street -**

Ryan Mackowiak, architect representing the property owner, is requesting a Planned Development to develop the Coachman Mixed-Use project, a six-story building with underground parking, restaurant and commercial on the street level, structured parking space on the second level, and approximately 112 condominiums on the three levels above. The building area will be 59,059 square feet, and a height of 65 feet with commercial and 1 & 2-bedroom owner occupied condominiums. The applicant is requesting a Planned Development to allow an increase in the length of the building façade from 200 feet which is allowed in the FB-UN2 zoning district to 551.5 feet. The subject property is zoned FB-UN2 and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) **Case number PLNPCM2021-00898**

Principal Planner, Katia Pace reviewed the petition as outlined in the staff report. She stated that Staff recommends approval with the conditions listed in the staff report.

Commissioner Ghent asked for more clarification on how the project is going to be affordable housing. She also asked what the unit mix for the project will be, and for clarification on the cost for modifications recommended by the ninth and ninth city council. Principal Planner, Katia Pace replied that currently it is just intent from the applicant for it to be affordable housing.

Commissioner Burrows asked if the currently standing Coachman's restaurant is 23 feet from the sidewalk and if the new building will match that setback. Chairperson Amy Barry stated to hold that question for the architect to explain.

Commissioner Scheer asked what the maximum parking is for an FB-UN2 zone. Principal Planner, Katia Pace stated that there is a zero-parking requirement for an FB-UN2 zone so they calculated the parking maximum through the individual uses of the restaurant, retail, and residential. Commissioner Scheer asked then if the applicant is at the maximum amount of parking. Principal Planner, Katia Pace stated that the applicant would be at the maximum amount of parking.

The applicants Ryan Mackowiak and Mike Nikols stated that they had no formal presentation. Mike Nikols stated that the project has the clear from the county for the creek that runs through it. He stated that the unit mix would be approximately 50% two bedroom, 40% one bedroom, and the rest will be three bedroom and studios. He explained that his objective is to make nice units that young families or professionals can own. Mike Nikols explained that when next to the building it would not look like one large building due to the breaks it has. He stated that the new setbacks will be more beneficial than the current ones that are very close to the street. He explained that the second level will have outdoor amenities above the street view. He stated that people care more for an area that they have ownership in, and by offering affordable ownership it will help revitalize the area. Ryan Mackowiak stated that the project is a six-story building but one of the floors is below grade. He also clarified that at street level, there are three different sections of the building.

Commissioner Ghent stated that she is excited about the development of condos but is sympathetic to the public comments made by central ninth. She wanted to know if the affordability of the project would still be feasible if they were to adjust height, distance of setbacks, or adding courtyards. Ryan Mackowiak stated that he had not seen the comment and doesn't get into the estimating of cost. He did clarify that the building is, in concept, three different buildings with the shifts of materials and the breaks on street level. He also explained that the residential area on top of the building will be set back.

Commissioner Scheer wanted clarification on the unit mix of and if they reach the parking requirement. Ryan Mackowiak stated that the number of units and their sizes are still being decided on. He then explained that parking stalls are determined by the type of unit; half stall per studio, one stall per one bedroom, two stalls per two bedrooms. Commissioner Scheer stated concerns for having too much parking for an urban area and that there is potential to save more money if they were to cut back on the parking stalls. She then stated that she believes this project has not been completely worked out yet with the façade. She also wanted clarification

on the height of the first floor. Ryan Mackowiak stated that there will be a 16-foot clearance at the drive.

Commissioner Scheer reiterated concern for over parking with the development and asked for clarification on the parking maximums. Senior Planner, Katia Pace clarified that there is no parking minimum required in the FB-UN2, however you can calculate your parking by referring to the minimum off-street parking requirements per use. Commissioner Burrows asked if then the minimum parking requirement for that zone would become the maximum parking limit. Principal Planner, Katia Pace clarified that the maximum parking limit was calculated by using requirements for each land use. Commissioners Burrows and Scheer requested more clarification on why there is a zero-parking requirement. Planning Manager, John Anderson clarified that it's not necessarily a zero-parking requirement, rather an allowance to provide no parking. Commissioner Scheer asked if they were calculating the maximum parking requirement using the number of units. Planning Manager, John Anderson stated they were calculating what is assumed to be as close to the maximum as possible, and that there will be regulations that would stop them from building more parking. He also stated that what they have determined from the interpretation of the code that the minimum parking requirement becomes the maximum.

Commissioner Burrows asked how long the existing office building is that is going to be demolished. Planning Manager, John Anderson stated that it was approximately 425 feet long. Commissioner Burrows asked if the existing office building was divided or one solid structure. Ryan Mackowiak stated that it is one solid structure, and that the new development would only be a little longer than the existing structure. Commissioner Burrows stated that walking next to a large building with a big parking lot is still a big difference then walking by one tall building next to the sidewalk.

Commissioner Scheer asked for clarification on the setbacks on the corner and how they came up with 23 feet. Ryan Mackowiak stated that Rocky Mountain Power has requirements to how close built structures can be to a power line.

Vice-Chairperson Maurine Bachman asked if the project has been approved by UDOT. Mike Nikols stated that it has not been approved yet by UDOT, and that they are waiting for this step to move forward.

Commissioner Christensen asked what the projected sidewalk widths along state street would be. Ryan Mackowiak stated five or six feet. Commissioner Christensen asked for clarification on if that included the landscape strip. Ryan Mackowiak stated no it did not. Mike Nikols stated that it was almost 12 feet from the curb to the lot.

Chairperson Amy Barry stated concern about the length of the building and asked if they have considered splitting the project into two buildings. Ryan Mackowiak stated that they considered how easy it would be to get people out of the building for emergency, and that it simplifies it to have less stairs for one building. Ryan Mackowiak stated that they tried to reinforce the idea of multiple building with design in materials. Mike Nikols stated that keeping it as one solid building keeps it affordable and beautiful. Chairperson Amy Barry stated that she appreciates the objectives of this project but is still unsure about the size of it.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

- Robert Smith stated the setbacks and breaks in the building give the aesthetic of different buildings.
- Taylor Anderson stated that the buildings length gives an uncomfortable pedestrian feeling when walking next to it, and wonders if they have considered making the west side more pedestrian friendly.
- Planning Manager John Anderson read an email into the record from Central 9<sup>th</sup> Community Council showing favor for affordable housing but there is concern for the lack of walkability and the low ceilings on the first-floor commercial spaces.

Chairperson Barry closed the public hearing.

Ryan Mackowiak responded to Taylor Anderson's question of if they had considered altering the west side by stating that the zoning ordinance requires a part of the building to have a zero-lot line.

## **EXECUTIVE SESSION**

Commissioner Ghent asked Ryan Mackowiak and Mike Nikols for clarification on if the number of unit types is based on demographic needs for Salt Lake City. Mike Nikols stated that he did get his numbers through real estate analysis and that they are working on redoing their unit projections since the last ones were done by a previous architect. He explained the difficulty in finding accurate data since there are not many condominiums to base his projections off, and the one he could find were not affordable housing and didn't apply to this project. He responded to the concern from Central 9<sup>th</sup> Community Council for having too low of ceilings on the first floor by stating that they will be 16 feet high. Mike Nikols also described the possible businesses that could occupy the retail area and how they would be a good fit at attracting people.



Commissioner Burrows asked if this building would have to go through design review. Principal Planner, Katia Pace clarified that it would not, and that the only reason for the plan development is the two modifications. Commissioner Burrows ask how big the building will be in square footage since she believed design reviews were required for 20,000 square feet. Planning Manager, John Anderson clarified that different zones have different requirements that would require a design review.

Chairperson Amy Barry stated her concerns about not having UDOT approval yet. She asked for clarification on if the project is approved by the Planning Commissioners but requires changes due to UDOT approval, what would trigger a major modification that would send the project back to the Planning Commission. Planning Manager, Kelsey Lindquist clarified that if UDOT does not approve the curb cuts in the proposed locations and it alters the building, that is would be considered a major modification. She stated that minor modifications are minimal changes, identified in the zoning ordinance.

Commissioner Scheer stated that that she believes the project is not complete since there are changes still to be made to the building since the unit mix is changing which is not shown in the drawings. She also stated that UDOT approval would likely cause changes to the building, as well, Since two curb cuts will be difficult to achieve. She stated that the building is too long and could be easily split into two buildings since it has two elevators. She also stated that it could remain one building but with a courtyard effect be more perceived as two or three buildings.

Mike Nikols stated that changes will only be made internally, and that they will implement fewer units to add more two- and three-bedroom units to the unit mix.

## **MOTION**

**Commissioner Maurine Bachman motioned to table this item to allow the applicant to address and update the unit mix, and to have their UDOT approval, and give them time to look at additional changes to the façade that make it more pedestrian friendly.**

**Commissioner Jon Lee seconded the motion. Commissioners Andres Paredes, Mike Christensen, Brenda Scheer, Jon Lee, Maurine Bachman, and Aimee Burrows all voted “yes”. Commissioner Andra Ghent voted “no”. The motion passed with 6 votes “yes” and one vote “no”.**

The Commission took a five-minute break and reconvened at 7:36pm

**Rivers Edge at Redwood Design Review & Planned Development at Approximately 750 North Redwood Road** - Jarod Hall, architect, representing the property owner is requesting Design Review and Planned Development approval for the Rivers Edge at Redwood Townhomes to be located at approximately 750 North Redwood Road. The subject property is

approximately 2.27 acres (98,000 square feet) in size and is located in the CB (Community Business) zoning district. The proposed design consists of a total of 82 units built in 12 individual buildings on the site which will be accessed via a private street that connects to Redwood Road. Design Review is required for the size of development which exceeds the allowances of the CB zone permitted by right. Planned Development approval is required for the configuration which includes multiple buildings on the site without public street frontage. The subject property is located within Council District 1, represented by Victoria PetroEschler. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2021-00606 & PLNPCM2021-00702**

Senior Planner, David Gellner, reviewed the petition as outlined in the staff report. He stated that Staff recommends approval with the conditions listed in the staff report.

Chairperson Amy Barry wanted clarification on the width of the building access drives. David Gellner stated it was about 24 feet.

The applicant Jarod Hall stated that he had no formal presentation. He stated that they included extra buffering between buildings and that each individual building meets the size requirement of the zone but since there are multiple buildings, they do go over the size requirement of the zone.

## **PUBLIC HEARING**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **EXECUTIVE SESSION**

Senior Planner, David Gellner stated that it falls within 600 ft. of four different community councils but heard no comment from any.

## **MOTION**

**Commissioner Andra Ghent stated, 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.**

**Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Mike Christensen, Jon Lee, Andres Paredes, Maurine Bachman, Brenda Scheer, and Aimee Burrows all voted “yes”. The motion passed unanimously.**

**Zoning Map Amendment at Approximately 1330 South 700 West** - Marco Geronimo, property owner, is petitioning to amend the zoning map for the above-listed property from R-1-7,000 (SingleFamily Residential), to CB (Community Business). The Transitional Overlay would remain in place. Although a specific development is not being proposed at this time, the rezone is in anticipation of future neighborhood-scale mixed-use development. The property is located within Council District 2, represented by Dennis Faris. (Staff contact: Eric Daems at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case number PLNPCM2021-00257**

Senior Planner, Eric Daems, reviewed the petition as outlined in the staff report. He stated that Staff recommends the Planning Commission forward a positive recommendation to City Council.

Chairperson Barry asked the meaning of the “P” and “C” on the land use comparison table. Senior Planner, Eric Daems clarified that the “P” stood for permitted, and the “C” stood for conditional.

Senior Planner, Eric Daems stated that Transitional Overlay does add land uses that become conditional with a few additional standards, which implement more tools to mitigate different uses.

Chairperson Barry asked if there are benefits to leaving the Transitional Overlay in place if it does not provide the best buffer between uses. Senior Planner, Eric Daems stated that it does offer more land use options for the property if the market is not favorable for multi-family. He also added the standards are good, just not as good as under the Community Business zone.

The applicants Marco & Melynda Geronimo stated that they have no formal presentation. They said they are invested in the neighborhood and looking to see it progress.

Chairperson Barry asked for clarification on how this development would meet the requirements for housing loss mitigation for the dwelling unit being replaced. Senior Planner, Eric Daems stated that they could have the option of doing a monetary amount for the cost of the unit or it could be replaced on-site or elsewhere in the city if it is removed. The applicants stated that their intent is to build apartments or a mixed-use business to mitigate the loss of the unit.

Chairperson Barry asked the applicants why they want to keep the Transitional Overlay instead of requesting to rezone it to CV. The applicants stated that since the zoning amendment didn't require them to do so, they didn't see the reason to let go of the options in case they needed to utilize those.

## **PUBLIC HEARING**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **MOTION**

**Commissioner Mike Christensen stated, Based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to approve the request to rezone the property located at 1330 South 700 West from R-1- 7,000 to CBfor petition PLNPCM2021-00257, subject to complying with the following condition listed in the staff report: 1. The property owner enters into an agreement to construct at least one replacement dwelling unit in accordance with the Salt Lake City Code Section 18.97.030.A (Options for Mitigating Residential Loss, Replacement Housing).**

**Commissioner Andra Ghent seconded the motion. Commissioners Mike Christensen, Andra Ghent, Jon Lee, Maurine Bachman, Andres Paredes, Brenda Scheer, and Aimee Burrows all voted "yes". The motion passed unanimously.**

**Airport Influence Overlay Zone Map Amendment** - Mayor Erin Mendenhall has initiated a petition to amend the zoning map to remove the property located at approximately 2333 W North Temple from the Airport Flight Path Protection Influence Zone A, described under City Code 21A.34.040. The property is currently occupied by a commercial building, the Airport Inn, and is zoned TSA-MEUC-C (Transit Station Area Mixed Employment Center Station Core). The desired result is to allow the Airport Inn to operate a new model of extended-stay hotels as transitional housing to advance the City's overall housing goals. The subject property is located in Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00915**

Principal Planner, Krissy Gilmore, reviewed the petition as outlined in the staff report. She shared that there was one public comment that showed concern included in the Staff report from West Point Community. She stated that Staff recommends the Planning Commission forward a positive recommendation to City Council.

Commissioner Scheer asked for clarification on if this is asking for a longer-term residential use with keeping the sound continuation. Principal Planner, Krissy Gilmore stated that even with the condition of approval it would still require the sound protection.

## **PUBLIC HEARING**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **MOTION**

**Commissioner Brenda Scheer stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council to approve PLNPCM2021-00915 with the following condition: 1. A development agreement shall be recorded on the property that requires any new development or substantial remodel of existing development to be constructed with air circulation systems of at least thirty (30) dBs of sound attenuation in sleeping areas and at least twenty five (25) dBs of sound attenuation elsewhere.**

**Commissioner Andra Ghent seconded the motion. Commissioners Brenda Scheer, Andra Ghent, Jon Lee, Andres Paredes, Maurine Bachman, Mike Christensen, and Aimee Burrows all voted “yes”. The motion passed unanimously.**

The meeting adjourned at 8:17 PM.