

Motion Sheet for PLNPCM2021-00929 Southern Highlands (SoHi) Apartments Design Review for Additional Building Height SLC Planning Commission – 03-09-2022



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 Design Review application for the Southern Highlands Apartments located at approximately 913 & 927 South 400 West, file PLNPCM2021-00929 with the conditions of approval listed in the staff report delegated to staff for verification during the Building Permit review.

(Conditions noted below for reference)

1. *Final approval of the details for site signage, development and site lighting, off-street loading, landscaping and any public art to be delegated to Planning Staff to ensure compliance with all applicable zoning standards.*
2. *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.*
3. *Compliance with street tree requirements consistent with the recommendations of the Salt Lake City Urban Forester.*
4. *The parcels must be consolidated and a new parcel recorded with the Salt Lake County Recorder's Office.*

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 the Southern Highlands Apartments located at approximately 913 & 927 South 400 West, file PLNPCM2021-00929 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.)

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 the Southern Highlands Apartments located at approximately 913 & 927 South 400 West, file PLNPCM2021-00929 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 the Southern Highlands Apartments located at approximately 913 & 927 South 400 West, file PLNPCM2021-00929 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.)