

# Motion Sheet for PLNPCM2021-00898 Coachman Mixed Use – 1301 S State Street

## Recommended Motion Consistent with Staff Recommendation

### **Motion to Approve 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 Planned Development application for the Coachman Mixed Use located at approximately 1301 S State Street, file PLNPCM2021-00898 with the following conditions:

1. Applicant shall comply with all required department comments and conditions.
2. Delegate lighting to staff as a condition of approval.
3. That staff is given the ability to make necessary modifications to the approved plans to meet the technical requirements imposed by the County Flood Control.
4. That UDOT approves the access points and the design as part of the building permit process.

## 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 Planned Development application for the Coachman Mixed Use located at approximately 1301 S State Street, file PLNPCM2021-00898 with the following recommended changes:

(List the conditions of approval that are to be added. 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.)

### **Motion to Table the Planned Development 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 Planned Development application for the Coachman Mixed Use located at approximately 1301 S State Street, file PLNPCM2021-00898 for the following reason(s):

1. As configured, the proposal does not meet the standards of approval for a Planned Development 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 Planned Development application for the Coachman Mixed Use located at approximately 1301 S State Street, file PLNPCM2021-00898, 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 G and H in the Staff Report for applicable standards.)