MAPLETON
UTAH

PLANNING COMMISSION MINUTES

July 25, 2024

PRESIDING AND CONDUCTING:	Rich Lewis
Commissioners in Attendance:	Jake Lake Lewis Nuttall TJ Uriona Melanie Bott
Staff in Attendance:	Sean Conroy, Community Development Director Jeni Crookston, Planner
Minutes Transcribed by:	April Houser, Executive Secretary

Vice-Chairman Rich Lewis called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. **Planning Commission Meeting Minutes – June 13, 2024.**

Motion: Commissioner Nuttall moved to approve the Planning Commission Meeting Minutes for June 13, 2024.
Second: Commissioner Lake
Vote: Unanimous

Item 2. **Consideration of Preliminary Plat for the Harmony Ridge Plat "F" subdivision consisting of 20 lots. The project is proposed based on the approved Annexation and Development Agreement approval for this project.**

Motion: Commissioner Nuttall moved to approve the Preliminary Plat for the Harmony Ridge Plat "F" subdivision consisting of 20 lots with the condition that the Development Review Committee (DRC) comments be addressed prior to plat recording.
Second: Commissioner Lake
Vote: Unanimous

Item 3. **Consideration of a Preliminary Plat application and the authorization to utilize a Transferable Development Right (TDR) to subdivide an existing two-acre lot into two one-acre lots located in the A-2 (TDR-R) Zone.**

Sean Conroy, Community Development Director, went over the Staff Report for those in

attendance. The parcel is part of the Walter Estates Subdivision. The applicant would like to utilize a TDR, which does require City Council approval. The Maple Glen subdivision to the north is primarily 1-acre lots, which is just north of this area. TDR's have been used in this area throughout other developments. Sean went over the criteria that allows for a TDR to be used once a TDR Receiving site has been approved. Staff would recommend approval of this item.

Motion: Commissioner Lake moved to approve the Preliminary Plat application and authorization to utilize a Transferable Development Right (TDR) to subdivide an existing two-acre lot into two one-acre lots located in the A-2 (TDR-R) Zone contingent on the City Council authorizing the use of a TDR on the site consistent with MCC Section 18.76.080.
Second: Commissioner Nuttall
Vote: Unanimous

Item 4. **Adjourn.**

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April Houser, Executive Secretary Date