



PLANNING COMMISSION MINUTES

June 11, 2026

PRESIDING AND CONDUCTING: Lewis Nuttall

Commissioners in Attendance: Lily Graham
Scott Colagrossi

Staff in Attendance: Sean Conroy, Community Development Director
Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Vice-Chairman Lewis Nuttall called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given. Alternate Commissioner Scott Colagrossi was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – May 28, 2026.

Motion: Commissioner Colagrossi moved to approve the May 28, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Graham

Vote: Unanimous

Item 2. Consideration of a Preliminary Plat application for the Mapleton Corner subdivision consisting of three lots in the A-2 (TDR-R) Zone located at 630 North 1600 East.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This is a 6.5-acre parcel in the A-2 (TDR-R) Zone. It currently has one home with access off 1600 East. The city approved a subdivision to create one new 2-acre lot, but the applicant never went through with it. They are now requesting approval of a subdivision for two new 1-acre lots with the use of a Transferable Development Right (TDR). The applicant would be installing a large portion of public road with a cul-de-sac. It would be developed under a country lane street right-of-way that does not require curb and gutter. Drainage would be required to be retained on each lot, with a drainage swell to help mitigate storm water.

Motion: Commissioner Colagrossi moved to approve the Preliminary Plat for the Mapleton Corner subdivision consisting of three lots in the A-2 (TDR-R) Zone

located at 630 North 1600 East with the condition that all Development Review Committee (DRC) comments be addressed prior to Final Plat approval.

Second: Commissioner Graham
Vote: Unanimous

Item 3. Consideration of a Preliminary Plat application for the Harmony Ridge Plat "K" subdivision consisting of 72 lots in the Planned Development (PD-3) Zone located at approximately 300 East 4500 South.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The Harmony Ridge project is approximately 460 acres in size. It has been approved for 990 residential units. Approved phases A-J total 760 units. Plat K would consist of 72 lots with 19 acres of open space and natural surface trails. The city will maintain the trails. Throughout this development some will be gravel/dirt and others will be paved.

Motion: Commissioner Graham moved to approve the Preliminary Plat for the Harmony Ridge Plat "K" subdivision consisting of 72 lots in the Planned Development (PD-3) Zone located at approximately 300 East 4500 South with the condition that all Development Review Committee (DRC) comments be addressed prior to Final Plat approval.

Vote: Commissioner Colagrossi

Motion Unanimously

Item 4. Adjourn.

April Houser, Executive Secretary

Date