



PLANNING COMMISSION MINUTES

March 11, 2021

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Jake Lake
Rich Lewis
Christy Nemelka
Lewis Nuttall

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed By: April Houser, Executive Secretary

Chairman Jesse McLean called the meeting to order at 6:00pm. Alternate Commissioner Lewis Nuttall was seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – February 25, 2021.

Motion: Commissioner Lewis moved to approve the February 25, 2021 Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of an ordinance amending Mapleton City Code Section 18.76 related to the use of Transferable Development Rights to increase density in residential zones.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. As we have been reviewing applications after the General Plan changed there have been a few parcels that struggled to meet the new codes. This request to provide clarification on how the Transferable Development Right (TDR) works. It is set up with 3 tiers, which were part of the Staff Report. The hope is to give more motivation for developers to provide open space. It makes the ordinance clear for both applicants, and the property owners around the proposed developments. Staff has been trying to figure out ways to improve how the ordinance works. **Commissioner Nemelka** asked how many larger parcels in the A-2 Zone are left, which staff stated that there are not many left. Most of the open land in Mapleton would fall under the 5-acre to 10-acre size.

Motion: Commissioner Lake moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Section 18.76 related to the use of Transferable Development Rights to increase density in residential zones.

Second: Commissioner Nemelka

Vote: Unanimous

Item 3. Adjourn.

April Houser, Executive Secretary

Date