

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, December 12th, 2022 at 4:30pm

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating in person and remotely via Zoom

<https://us02web.zoom.us/j/84930753400> Meeting ID: 849 3075 3400

YouTube recording of the meeting can be viewed at
<https://www.youtube.com/@GrandCountyUtahGovernment> Recordings archived at
www.grandcountyutah.net/AgendaCenter.

In attendance:

Commission Chair Emily Campbell, Commissioner Aaron Lindberg, Commissioner Bob O'Brien, Commissioner Steve Evers, Commissioner Makeda Barkley, Commissioner Rick York, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, VISTA Planning Technician Noelle Gignoux

Absent

Commissioner Tony Mancuso

Commission Chair Emily Campbell calls the meeting to order at 4:34 PM

Citizens to be Heard (00:02:30)

- None

Ex Parte Communications (00:03:05)

- None

Approval of meeting minutes from November 28th, 2022 (00:03:30)

Commissioner O'Brien moves to approve the minutes

Commissioner Barkley seconds

All in favor - all

Approved

General Business

1. County Commission Update (00:03:50)

- Discussion of Title 17 regarding air traffic noise
- Recommends submitting public comment through the written online avenues rather than making phone calls to the commission so that comments are properly recorded.

Steve Evers - commented that he gets the impression that things are being rushed and stakeholders are being overlooked

Emily Campbell - discusses finding a balance to be sure to involve the public and keeping stakeholders informed

We need to work to have the Agendas front and center. Put agendas on our Socials.

Elissa Martin - as a reminder that the Noise Mitigation Ordinance FAQ is located on Grand County Connects

2. Formation of sub-committee to collect public input and revise noise-related LUC updates (00:10:30)

- This group will meet several times a month in order to gather information and feedback and advise the Planning Department. First meeting anticipated in early January.
- The Planning Department will be able to draft revisions in January and again in February after receiving feedback from the sub-committee and then go to a Public Hearing in February.
- The community will be able to reach out to the Planning Department to express interest in being involved in the group by emailing planning@grandcountyutah.net
- Planning Commission members will include Commissioners O'Brien, Campbell, and Lindberg
- Commissioner Campbell made a motion to form the temporary sub-committee on land use noise and direct the Planning Department to send communication on how to get involved with the intent to appoint members and have a first meeting by the end of January.
 - None oppose

Discussion Items

1. Workforce Housing Solutions (00:19:30)

- See staff report for full details
- Grand County has a toolbox of solutions to address the housing crisis, including:
 - HDHO
 - ADO
- Elissa Martin summarized the Nexus study, which describes a set aside of new Residential development that would be identified as Deed Restricted workforce housing and would be part of a new Land Use Update.
- Working with the community now to collect feedback and input on the drafted ordinance.
- An upcoming feasibility analysis would
 - Evaluate four different development scenarios at the County's directive
 - Analyze the impact of policy on feasibility and opportunities for incentives and concessions.
- Commissioner Evers - Regarding the scenarios study: we must look to study residential occupancy and ownership definitions and designations.

Staff: the definition of "Occupancy" is in flux

- Commissioner O'Brien - question about buildout estimates under current zoning
 - Commissioner Lindberg - concerns over owner occupancy requirements.
 - Commissioner Campbell - steps moving forward:
 - workforce housing requirements scenario planning
 - occupancy and ownership standards and requirements
 - revisit the definition of actively employed households,
 - Schedule a town hall or public workshop in the future to discuss the results of the survey and the ordinance, second to third week in January
 - Commissioner Evers - what does it look like to reach out to developers? Focus group session
 - Trisha Hedin - we need to be sure to reach out to Mark Stilson to reconfigure such Buildout figures to account for water allocation and availability.
 - Commissioner O'Brien - voiced concerns over water availability due to climate change while also addressing population growth.
 - PZ can pass the buildout study to him to have him review and give PC a short presentation on thoughts.
 - Steve Evers - how are we incorporating Northern San Juan County in regards to the water allocation element, as we use the same aquifer
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- Have this item on the agenda for the first of the year to revisit the priorities
 - Ultimately, the percentage that will be required is the crux of what we will come to after feedback from the developers that will help us determine if the proposed percentage is actually a feasible number that would pencil out for a developer.
 - Interest in engaging with Green River.

Future Considerations (00:54:30)

- Priorities that the PC would like to pass to County Commission
 - Former 2021 Priorities included:
 - Southern 191 corridor, Spanish Valley Survey
 - Article 3 updates will go before commission next year
 - Tiny home communities, tracking ADO interest
 - Use Clustering
 - Water conservation in the Land Use Code
 - Pedestrian Transport,
 - Bypass Road
 - More opportunities for public engagement

Discussion over tiny home development: impediments and logistics.

Emily and Elissa went through their presentation from the Housing Fair (please see YouTube for presentation)

- ADO- Tiny homes
 - Amend 4 acre minimum requirement for Manufactured Home community

- ADU changes coming in January
 - Financing seems to be the primary barrier
 - Costs for construction, contractors, materials also prohibitive
 - Look into Land Trust Deeding
 - HUD certified support for these types of structures
 - Owner occupancy needs revisiting - does it serve a real purpose?
 - How do we help property owners fund ADU development- that is the ultimate question
- Low to Mid Density/Mixed Use
 - Mixed use
 - Policy incentives
- High Density/Multi-Family
 - Workforce housing requirements
 - Density bonuses

2022 Priorities

- Finishing the Land Use Code element of the General Plan (longer process)
- Noise Mitigation Ordinance (shorter term goal)
- Occupancy vs. Ownership, definition of workforce
- Community Engagement, more townhalls
- Waterwise policies

Others mentioned in round robin

- Density Bonuses (two others from Steve)
- Commissioner York - workforce housing/affordable housing, noise mitigation, low-hanging fruit, map of projects in the pipeline (complete valley buildout map)
- Commissioner Lindberg - direct engagement with development and housing authority communities and lessons learned from previous pilots, water use reduction incentives, data
- Commissioner O'Brien - density bonuses, community engagement, water policy
- Commissioner Barkley - Community engagement with underrepresented populations, land use element
- Commissioner Campbell - community engagement, understanding water, occupancy vs ownership

Staff will produce a rough timeline and expectations to be reviewed in January

Citizens to be Heard (6:09pm) (01:36:50)

- Brittney Melton: encouraging community engagement with underrepresented parts of the community and address water issues.
- Nick Oldham - grateful to collaborate on the noise ordinance. Subdivision application "project counter" to show the progress of subdivisions. Additional concern over red tape for smaller subdivisions and the need to streamline the process.

- Mark Warn - voiced concern over workforce housing crisis and results of the buildout study

Adjournment (6:18) (01:46:00)

Motioned by Commissioner Lindberg

Seconded by Commissioner Evers

All in favor - All