

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, January 9th, 2023 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, Commissioner Tony Mancuso, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, VISTA Planning Technician Noelle Gignoux

Commission Chair Emily Campbell calls the meeting to order at 4:31 PM

Elections

Chair:

Commissioner O'Brien nominates Emily Campbell for Planning Commission Chair

Commissioner Evers seconds

All in favor - all

Elected Unanimously

Vice Chair:

Commissioner Evers nominates Commissioner O'Brien for Planning Commission Vice Chair

Commissioner Mancuso seconds

All in favor - all

Elected Unanimously

Citizens to be Heard (1:20)

- Commissioner Steve Evers will be recusing himself from the AEH discussion item and has submitted a letter to the Planning Commission
- Commissioner O'Brien - Thomas Lachmar, USU hydrologist, will be speaking at the Moab Area Watershed Partnership about the Spanish Valley water studies on January 18th from 1 - 3pm at the MARC

Ex Parte Communications & Disclosures (3:30)

- Commissioner Evers disclosed his personal HDHO development and recused himself from Discussion Item 4

Approval of meeting minutes from December 12th, 2022 (3:50)

Commissioner O'Brien moves to approve the minutes

Commissioner Evers seconds

All in favor - all

Approved

Presentations (4:30)

1. County Agenda Center Updates - View recording for full presentation
 - a. Changes to the County Agenda Center, how to access agendas and minutes, how to navigate within agendas
 - i. <https://www.grandcountyutah.net/1181/Agendas-Minutes>
 - b. Old agendas can be found at the old agenda center
 - i. <https://www.grandcountyutah.net/agendacenter>
 - c. Option to receive email or text notifications when agendas are posted, use the "Notify Me" button on the website
 - i. <https://www.grandcountyutah.net/list.aspx>
 - d. New website layout will be coming in the next several months, will be giving demonstrations at County Commission meetings

County Commission Update (14:50)

- Real estate contract with Moab Regional Hospital to develop 100% deed restricted workforce housing in Spanish Valley. Sold at the appraised value of \$1.9 million.
- Signed a contract with Utah State University for visitor management research, scope of work includes planning research.
- Annual Budget was passed
- Sent a letter to the BLM about airplane takeoffs and landings within the County
- Assigned County Commission representatives and liaisons, Commissioner Hedin remains the Planning Commission Liaison
- A grant was awarded to the Housing Authority of Southeastern Utah for software to optimize their deed-restriction program

General Business - Action Items - Discussion And Consideration Of Approval (17:23)

1. Review and Approve Planning Commission Bylaws
 - a. Staff comments - Commission members are required to attend an open meetings training each year
 - b. Conflict of Interest Disclosure - PC members are required to review and sign the pledge form and return to the Planning Department. If any conflict of interests exist, the disclosure form must be completed.
 - c. County Attorney, Steven Stocks, explains conflict of interest and recusal policies, including any potential financial, familial, business, property conflict of interests.
 - d. No proposed changes to the Planning Commission Bylaws
2. Noise Mitigation sub-committee update - Emily Campbell (27:45)
 - a. The County Commission must generate the committee because the public will be involved, the Commission has decided to wait to form such a committee

- b. Planning & Zoning will reach out to the interested members of the public
- c. Planning Commission has the authority to create sub-committees if only Planning Commission and County Commission members are participants
- d. Potential for a Planning Commission sub-committee comprised of only Planning Commissioners

Discussion Items (34:50)

- 3. DRAFT 2023 Planning Roadmap
 - a. Based on December 12, 2022 Planning Commission meeting brainstorming
 - b. See agenda packet for full roadmap
 - c. Potential sub-committee for water-related Land Use Code updates, LUC-related housing, barriers to sustainable housing for residents, noise ordinance
 - d. Conversation around the interconnectedness of economic development and housing
 - e. Need for public outreach and engagement
- 4. Revisiting the Active Employed Households Definition and Applicability (01:03:30)
 - a. Questions and areas of concern:
 - i. 30 hours of employment/week requirement
 - 1. Entity or entities language allow for combination of multiple employers to reach the 30 hours/week requirement
 - 2. Perhaps change or delete the “full-time” phrasing
 - 3. Potentially 20 hours/week limit
 - ii. Ownership vs. occupancy requirements
 - 1. Comparison to City of Moab’s definition and occupancy-only requirements
 - 2. Relationship between place of business and homeownership
 - iii. Additional people who should be included in the definition:
 - 1. Prisoners and/or formerly incarcerated people who need housing
 - 2. People who have children in the school system, how to also incorporate younger than school age children
 - b. Laura Harris, HASU
 - i. Whether or not to include retiring and retirees who may have not lived or worked in the county for five years, how to validate if their employer no longer exists
 - ii. Intermountain Lending Company has informed HASU that Fannie Mae won’t accept the current deed restriction program restrictions
 - 1. However, Intermountain Lending Company has found in Park City that a one-line exception can be included to make Fannie Mae accept the deed restriction and ease their concerns about resale of the home/property.
 - iii. Park City uses school district boundaries instead of City/County boundaries - could allow people from San Juan County to buy HDHO
 - c. Steve Evers - Speaking as a Citizen Expert

- i. Condominium discussion and ownership/lendability
 - ii. To his knowledge, the deed restriction element has not prohibited lendability
 - iii. Simplifying the verification process, similar to City processes
 - 1. Laura has an employee verification form that can be used instead of paystub/taxes, otherwise supports the suggestions proposed by Steve
- d. Retirees
 - i. How they should be included in "Workforce" definitions, childcare roles
- e. Summary of discussion takeaways:
 - i. City's definition of Actively Employed Household is different from the County
 - ii. Occupancy vs ownership standards - is there research or background data available? Should standards be relaxed?

Citizens To Be Heard - 6:10 PM (01:40:05)

- None

Future Considerations (01:40:40)

- 1. Home Building Journey Map - see agenda packet
 - a. Tentatively second week of February
 - b. 2.5 - 3 hours long
 - c. List of all of the steps necessary to put people in homes
 - d. Build on housing fair workshop qualitative data - present it back at the beginning of the Home Building Journey Map Event
- 2. Another HDHO-specific workshop and evaluation as well

Adjournment (01:56:05)

Motioned by Commissioner O'Brien

Seconded by Commissioner Mancuso

All in favor - All