

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, January 23rd, 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 Tony Mancuso, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, VISTA Planning Technician Noelle Gignoux

Absent

Commissioner Rick York

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

Citizens to be Heard (0:29)

- None

Ex Parte Communications & Disclosures (0:39)

- Steve Evers recuses himself from Discussion Item 2 on the HDHO

Approval of meeting minutes from January 9, 2023 (1:15)

Commissioner O'Brien moves to approve the minutes

Commissioner Evers seconds

All in favor - all

Approved

Presentations (1:55)

Update on Thompson Springs water availability and the TSSD, John Corkery - View recording for full presentation

1. Overview of the Thompson Special Service District (TSSD), which services the rural hub of Thompson Springs and Crescent Junction
 - a. 5-member board, paid staff of water operator and secretary, and bringing on a treasurer
 - b. 31 residential customers, 2 gas stations, the Thompson Firehouse, 2 RV parks, UDOT rest stop areas, UMTRA Crescent Junction location, and load out sales to ranchers, highway construction, and Cisco

2. Provided a list of updates and major events from the past several years
3. Unsustainable budget
 - a. 2023 proposed budget has a 22% deficit
 - b. Discussion of possible options to correct
4. Discussion of Sunrise Engineering 2021 Master Plan Update Water Study, water supply, water rights, potential legal issues, potential new water source development concepts

County Commission Update (39:17)

- Summary of ADO intent to apply workshop at last Commission meeting and resulting decisions
 - 4 properties were encouraged to apply, 4 failed to pass the Commission vote, yet are still able to apply if they wish
 - 110 total sites were encouraged to apply
- Phil Lyman proposed HB 247 to target the 10% of Transient Room Tax which is used for tourism mitigation and economic diversification, ~\$900,000 total
 - County Commission voted to oppose
 - Bulk of money goes towards Sheriff's Department and Search and Rescue, also funds the STAR grant run by the Economic Development Department
- Staff question: presenting PC 2023 priorities to the Commission

Discussion Items (55:19)

1. Alternative Dwelling Overlay applications status updates
 - a. 8 total applications, 143 proposed units
 - b. 4 applications, 110 units were given the green light
 - c. 4 applications did not receive the green light, but are still allowed to apply for the rezone
 - d. Next intent to apply deadline is May 5th
 - i. Discussion over necessity for applicants to participate in the Intent to Apply process - clarification requested
 - e. Ability for the Commission to raise the cap on the total number of sites in the pilot program
 - f. Intent to Apply information can be found at:
www.grandcountyconnects.com/housing-efforts
2. HDHO public comments and status update **(1:03:45)**
 - a. Commissioner Evers has recused himself from discussion
 - b. See staff report for full details, including three public comment letters in the agenda packet
 - i. All units proposed across 12 units, 312 proposed, 253 deed restricted, 45-50 have become available on the market
 - ii. Traditionally, there is a 24-month period to pass from rezone approval to final plat approval, however administrative issues prevented the majority of projects from meeting that deadline and extensions were granted
 - iii. Only one project is still waiting to record a final plat

- c. Public comments - full-time caregivers, USU extension campus students, and those who work remotely cannot qualify under the current AEH definition, concerns over lendability and resale value
- d. Recommendations for AEH rules and regulations, concerns that they are not easily accessible to the public
- e. These issues will be addressed by ongoing research from staff, continuing outreach to developers and realtors
- f. Clarification of AEH ownership rules and regulations
- g. Discussion over timeline of program evaluation, staff propose waiting until more units (potentially 127) are on the market before making any decisions as to the impacts of the AEH definition
- h. Codification of the rules and regulations
- i. Map of HDHO units displayed (watch meeting recording to view map), showing which units have been approved and which have made it to the market

Citizens To Be Heard - 6:03 pm (1:41:23)

- Steve Evers: clarifying that the recommendations listed in his submitted letter were pertaining to issues experienced several years ago before external forces such as inflation and the economy existed.
 - Need clarification on multi-family developments and AEH definitions/rules/regulations

Discussion Items, Cont. (1:42:00)

- 3. Home building journey map & workshop planning
 - a. Will be held at the MARC on February 8th, starting at 5:30
 - b. Workshop overview:
 - i. Brainstorming before discussion for effective outcomes
 - ii. Inviting members of the community who have expertise in the entire field
 - iii. Either silo tables by expertise or encourage diversity between the tables
 - iv. Builders, realtors, developers, homeowners/homebuyers are the intended participants
 - v. Blurb for realtors to throw into newsletters, email housing fair participants, general advertising

Future Considerations (1:57:00)

- 1. Future Land Use Planning – next PC meeting
 - a. Draft a Future Land Use Map for presentation at the next meeting, review the Land Use Designations
- 2. Water discussion, reflecting on last week's event
 - a. USGS study referenced
 - b. Need to conserve more water
 - c. These studies provide us with relatively concrete estimates of how much water is left and available
 - d. Monitoring is still essential, yet it's important to start modeling scenarios

Adjournment

Motioned by Commissioner Evers

Seconded by Commissioner O'Brien

All in favor - All