

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, February 13th, 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, Commissioner Rick York, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, VISTA Planning Technician Noelle Gignoux

Absent

None

Commission Chair Emily Campbell calls the meeting to order at 4:35 PM

Citizens to be Heard (00:00:30)

- None

Ex Parte Communications & Disclosures (00:01:00)

- Commissioner O'Brien had discussed the contents of Rebecca Manderfield's letter to the Planning Commission with her after the Housing Workshop, as did Commission Chair Emily Campbell.

Approval of meeting minutes from January 23, 2023 (00:01:40)

Commissioner O'Brien moves to approve the minutes

Commissioner Barkley seconds

All in favor - all

Approved

County Commission Update (00:02:00)

- Will discuss the Housing Workshop later in the agenda, nothing else to update regarding the County Commission
- Emily Campbell mentions a draft piece of legislation at the state legislative session that may add a public hearing for subdivisions. Likely to only affect the City, not the County.

Public Hearings (00:03:00)

1. Manderfield HDHO Amended Development Agreement - Final Plat Extension

- a. Elissa Martin presents the staff report, see agenda packet for full information.
- b. The applicant had submitted a letter to the Planning Commission the week prior. Discussion of road improvement requirements for this development.
 - i. Any request for variances must go through the County Commission, such as road improvement requirements.
- c. Public Hearing Opened at 4:44 PM (00:09:15)**
 - i. Linda Diem: As a realtor, have worked with several HDHO developers and when the program was first brought online, it was meant to provide housing for local residents and workers. It seems as though it's not meeting the goals of the program for anyone other than large developers because of the costs of improvements. Ms. Diem expressed hope that a variance will be granted.
- d. Public Hearing Closed at 4:49 PM (00:13:40)
- Commissioner Barkley moves to send a favorable recommendation to the County Commission to adopt an ordinance approving the Amended and Restated Development Agreement for the HDHO District located at 2691 Desert Road. (Manderfield Subdivision), allowing for a 1-year extension of the Final Plat recording deadline.
- Commissioner O'Brien seconded the motion
 - e. Commissioner Lindberg voices thanks for comments about the HDHO process
- All in favor - all

Discussion Items (00:16:10)

- 1. Removing Barriers to Housing Workshop Debrief
 - a. Almost 70 people attended the workshop, held on Wednesday February 8th, 2023 at the MARC
 - b. Goals of the workshop: map out all steps in the home building process and provide a space for all stakeholders to voice concerns and hold-ups in the process
 - c. See recording for visual support documents and draft synthesis
 - i. Butcher paper/journey map element
 - ii. Parking lot element with additional comments not reflected on the butcher paper
 - iii. Overview of synthesis and draft flow chart
 - d. Discussion of pain points and opportunities
 - i. Legislative decisions and predictability, subjective language in the code, public clamor
 - ii. Need for Planning Commission to conduct annual review of the General Plan
 - iii. Upzoning challenges and how the Future Land Use Map will improve these issues and how draft state legislation may also impact the process
 - iv. Public improvements, primarily roads and sidewalks
 - v. Number of conditional uses
 - e. Suggestions:

- i. Commissioner Barkley - denote which steps are required by the state
 - ii. Staff highlights application portal and tip sheets ([found here](#)) and website overview
- f. Feasibility/urgencies discussions over potential opportunities
 - i. Look into software to automate DRT and Will Serve part of the process
 - ii. View recording for ranking of all potential opportunities and which are currently in process.

Citizens To Be Heard - 6:14 pm (01:38:55)

- Brittney Bohannon: Public clamor seems to impact the County Commission. Is there a way that the commission can reference due diligence period dates when addressing public comments?
- Bob Tippets: Appreciated attending the Home Building Workshop and the codification of the outline. Hope that items being implemented related to density, parking, height, etc. requirements can be implemented sooner rather than later.

Discussion Items, Cont. (01:43:20)

- 2. Future Land Use Plan
 - a. View staff report for full summary and related documents
 - b. As a reminder, the Future Land Use Plan and Map do not affect current zoning. Simply provides support for rezone requests.
 - c. Reviewed and discussed Future Land Use Designations and proposed revisions
 - d. Recommendation to potentially reach out to SITLA about developing housing on their property on Highway 191 south of town
 - e. Reviewed draft Future Land Use Map
 - i. Potential open space district for properties in conservation easements
 - f. Recommendation to potentially allow for an increased number of ADUs in low density zones
 - g. Draft timeline for the next PC meeting
 - h. Incorporate HDHO map into FLUM
 - i. More workshops with specific neighborhoods

Future Considerations (02:20:30)

- 1. Commission Chair Campbell will be out of town for March PC meetings
- 2. Ownership/occupancy definitions for use tables

Adjournment 6:58 PM (02:23:00)

Motioned by Commissioner Lindberg

Seconded by Commissioner O'Brien

All in favor - All