

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, February 27th, 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> Previous recordings archived at
www.grandcountyutah.net/AgendaCenter.

In attendance:

Commission Chair Emily Campbell, Commissioner Aaron Lindberg, Commissioner Bob O'Brien, Commissioner Tony Mancuso, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, VISTA Planning Technician Noelle Gignoux

Absent

Commissioner Steve Evers, Commissioner Makeda Barkley

Commission Chair Emily Campbell calls the meeting to order at 4:33 PM

Citizens to be Heard (01:10)

- None

Ex Parte Communications & Disclosures (1:25)

- None

Approval of meeting minutes from February 13th, 2023 (1:35)

Commissioner O'Brien - edit Public Hearing section typo of "favorable/unfavorable" as favorable recommendation

Commissioner Mancuso moves to approve the minutes as amended

Commissioner O'Brien seconds

All in favor - all

Approved

County Commission Update (00:03:00)

- Discussion of transportation master plan and sand flats grant and ability to disseminate information in advance of packet release, status report of grants that the County is pursuing

General Business - Action Items - Discussion and Consideration of Approval (5:15)

1. Planning Commission Seat Interviews and Vote for Candidate

Questions:

- a. Please describe how your experience would lend itself to the efficient and effective administration of Planning and Zoning business in Grand County.
- b. What is your vision for the County regarding development?
- c. People have property rights that determine what they can do on their property that they own, yet the community often makes some regulations that affect what people can do on their property. Do you have thoughts about drawing this balance?
- d. What is your understanding of the Land Use Code?
- e. Why do you want to be on the Planning Commission?

Interviews:

1. Nick Oldham: Has lived in Moab since 2008, is the General Manager of High Point Hummer, and has experience building workforce housing and commercial buildings.
 - a. Predictability is essential
 - b. Adventurous small town spirit. Look at the past to guide the future.
 - c. Property rights are important especially as an investor - changes in those rights can make that challenging
 - d. The Land Use Code is a roadmap. It is our guiding principle to growth in the valley to help us envision the future and how we are creating our sense of place
 - e. Something that he cares about, support our diverse community, important to have voices from different backgrounds on the Planning Commission
2. Carolyn Conant: Has lived in Moab since 2014, works in residential energy efficiency.
 - a. Currently works on advancing energy efficiency in affordable housing. Has experience working with local governments and stakeholders to do so. Previously worked for a local government at the City of Fort Collins, CO on sustainability and affordable housing.
 - b. Future of the county will be shaped by the people who live here; a healthy economy and healthy people but not at the expense of the environment, ability to adapt and thrive.
 - c. Became a homeowner in the community five years ago, believes that there is a fine balance to be struck. Has seen that the community has a willingness to participate in the public process and made voices heard in regulatory spaces. Need for active involvement from the people who are impacted by the regulations so that voices are heard in the shaping of regulations.
 - d. The LUC is a roadmap for how we plan for the future of our community. Works in tandem with the other plans, not intended to be extremely rigid, can be responsive to the needs of the community.
 - e. Want to be on the PC because she loves the community and has seen the community lose members, and believes in civic responsibility and participation.
3. Dylan Beck: Has lived in Moab since 1977, sat on the board of directors at USU Moab for two years as Vice President of the Student Body Council.
 - a. Have lived here his entire life, knows the community very well and provides a unique perspective, could be a spokesperson and a bridge within the community.
 - b. The community will continue to grow, we must accept that and manage it.

- c. As a property owner, sometimes you have to take one for the team and the community. There is a balance between doing what you want on your own property and utilizing your property in a way that the community can support.
 - d. LUC is a guideline and map for the community, but should be able to adapt to work for everybody.
 - e. Want to be involved and want to help.
- 4. Lexy Walker: Has lived in Moab since 2014, works as an elementary school teacher, has built several custom self-built homes in Moab.
 - a. Family has experience with building homes in the community, have participated in the P&Z process.
 - b. Planning and Zoning exists for a reason - for the safety and wellbeing of the community.
 - c. Can often be an emotional conversation, the community has a lot of interest in how current zoning works.
 - d. Vision: The community should be safe and encouraged to grow, important to serve the locals and support tourism.
 - e. Because I love Grand County. Comparing Grand County to other locations makes me love it more. The lack of private land makes it so valuable. It's important to have the public understand development.
- 5. Jerry Klaes: Has lived in Moab since 2014, works as a mechanical engineer, has previous home construction experience.
 - a. Mechanical engineering career lends itself to the planning side, dealing with technicalities. Has experience with management and administration and in escalated situations.
 - b. Vision should be viewed about 10 years out. My 4 year role would include attention to the overarching concern of affordable housing for all sectors of the community. What are the actual barriers to development of real affordable housing?
 - c. People believe that when they buy their property, the regulations will remain the same. Managing the change process is the important part, must be well communicated and made clear to the community why it's beneficial to them.
 - d. Have built two homes in the County and have read through the code before. Have experience dealing with EPA codes and methods, which are considerably more complex than the Grand County LUC.
 - e. Have the time and stability to participate and give back to the community.

Commissioner Mancuso moves to send a favorable recommendation to the County Commission to appoint Jerry Klaes to serve in the vacancy of Planning Commissioner.

Commissioner Lindberg seconded

Commissioner Mancuso discussed his rationale:

- Challenging with so much talent and experience
- Jerry Klaes's experience and discussion of need for middle-income housing especially stood out

Commissioner Lindberg Discussed his rationale for second

- Important to have people who understand the Land Use Code and how it works
- Also liked Caroline Conant's experience in other cities and Nick Oldham's participation in the public process and workshops

Discussion:

- Commissioner O'Brien: With so many amazing candidates, want to be sure to express to people that if you are interested in serving, please come back and apply again, as many previous members were recommended during a second application, such as Kevin Walker. Moved by Jerry Klaes and Caroline Conant.

Vote: all in favor - unanimous (4/0)

Recommendation for Jerry Klaes is forwarded to the County Commission for consideration at the next County Commission meeting.

Discussion Items (56:30)

1. Removing Barriers to Housing Workshop - FOLLOW UP
 - a. See recording for presentation and full details
 - b. Addressing the elements that are already in place including new website layout, tip sheets, and upcoming development guides, iWorq project status feature will be used going forward.
 - c. Improving and digitizing the will serve and DRT process.
 - d. Sample retrospective questions:
 - i. Where did you need more transparency?
 - ii. Which phase lasted longer than you expected it to?
 - iii. What piece did you complete that made a step go faster? - to occur in the last meeting or two of the year in
 - e. Have community experts available to answer questions for those going through the development process - potentially use the MAHTF as a forum for this?
 - f. Discussion of public improvements and county construction standards for roads
 - i. Should be an update to the construction standards for roads, review the standards for minor subdivisions and minor roads. Review the presumed impact of a person's travel patterns and cited travel science.
 - ii. Research into what other communities are doing to offset these costs.
 - g. Tracking delays - largely not administrative delays
 - h. LUC updates
 - i. Looking to reduce the number of CUPs required for commercial uses in the Future Land Use Plan
 - j. Discuss annual review of General Plan and amending PC bylaws at the next meeting.
 - k. FAQ for bonding and more staff education
 - l. Overview of residential development applications and building permits processed Jan 1, 2021 - Dec 31, 2022

- m. Publish this slide deck on the website and social media and response to the workshop and steps forward

Citizens To Be Heard - 6:23 pm (1:51:20)

- None

Discussion, cont. (1:52:00)

- 2. Future Land Use Map - Timeline and Discussion
 - a. Presentation of timeline, see recording for visual
 - i. Goal of having the plan adopted by the County Commission in June
 - ii. Will develop two alternative scenario maps based on feedback of GWSSA and Roads department
 - iii. Public workshops tentatively on April 12th and early May (8th or 10th)
 - b. Start increased education about what the Future Land Use Plan is
 - i. Piece in the paper, social media, radios, etc.
 - c. Whether or not to zone state properties - ask the County Commission for guidance
 - d. Downzoning certain areas, open space zones
 - e. Provide examples of densities of current properties in town
 - f. Take water and other constraints into consideration
 - i. Use the buildout study as a benchmark for total density, trying to avoid going over total density in the Future Land Use Map
 - ii. Lots of concern about water sources and how to plan for that
 - g. Could amend use standards to require deed restrictions and potentially development agreements as well for upzoning
 - h. BAE Urban Economics will be looking at how to make the Future Land Use Plan pencil out
 - i. Proposed legislation to almost go as far as to require Future Land Use Maps administratively at the state level, Commissioner Campbell voices concern that both the FLUM and water conservation efforts are addressed in tandem.
 - i. Joint effort between City, GWSSA, San Juan County to develop a water utility resource management plan

Future Considerations (2:37:00)

- 1. P&Z 2023 Roadmap At County Commission on March 21st

Adjournment PM 7:09 (2:37:20)

Motioned by Commissioner Lindberg

Seconded by Commissioner O'Brien

All in favor - All