

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, April 4th, 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, Commissioner Steve Evers, Commissioner Makeda Barkley, Commissioner Jerry Klaes, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I, Machael Layton, VISTA Planning Technician Noelle Gignoux, County Commissioner Winfield

Absent

None

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

Citizens to be Heard (2:06)

1. None

Ex Parte Communications & Disclosures (2:26)

- Commissioner Evers is a part-owner in Murphy Flats, an HDHO condominium development

Approval of meeting minutes from March 27th, 2023 (3:05)

Commissioner O'Brien moves to approve the minutes

Commissioner Evers seconds

All in favor - all

Approved

County Commission Update (3:38)

- Commissioner Hedin has nothing to report
- Recap of Director Martin's presentation to County Commission about Planning & Zoning Priorities
 - Commission gave the go-ahead for HDHO revisit of definitions and rules/regulations
 - Tentative date for join County Commission and Planning Commission workshop on April 24th

- Encouraged looking into water-related land use code updates and possible sub-committees
- Align climate action plan with the City's sustainability planning efforts for regional effort

Discussion Items (7:41)

1. Future Land Use Plan progress update
 - a. Recap of steering committee meeting on March 23rd, 2023
 - b. Presented two FLUM scenarios to the group, participants then did their own mapping exercise
 - c. Will be holding another public workshop on April 26th focused on housing development, density, and diversification from 5:30 - 7:30 pm at the MARC.
 - d. Updated timeline available
 - i. Low-income tax credit project deadline has been pushed back to the fall
 - ii. Goal of June 6th County Commission meeting to adopt the LUC update
 - e. Chair Campbell: marketing and public outreach in advance of workshops - make sure that there are stories in the paper.
 - f. Overview and comparison of FLUM Scenarios A and B
 - i. Discussion of San Juan County South Valley proposed development and how it'll relate to the FLUM along with SITLA projections
 - ii. Addition of transportation master plan to FLUM
 - iii. Light industrial zoning in the Sand Flats/Dump region rather than R&R
 - iv. Option to increase density in the southern part of the valley specifically for parcels that don't have many existing neighbors
 - v. Discussion of upzoning, downzoning, and density bonus incentives for workforce housing
 - vi. Look to similar municipalities who have successfully addressed the need for housing diversity and workforce housing - Vail, Park City, Arlington VA, Portland, South Bend
 - g. Thompson Springs FLUM will be addressed at a later workshop after the replat is completed
2. High Density Housing Overlay revisions to eligibility requirements and modifications related to lendability
 - a. Commission has decided that it is a good idea to revisit the HDHO Rules & Regulations and definitions
 - i. Tentative date for a joint PC CC workshop on April 24th
 - ii. Specific topics to be addressed before the workshop: infrastructure requirements, LUC updates to make developments more viable, potential solutions for the AEH definition issue
 - b. Overview of status of current HDHO projects
 - c. Public comment concerns included: AEH definition too limited (college students, caregivers, remote workers, those who live in Grand County but work in SJC etc. not included), lendability, resale issues, limited allowances for seasonal workers.

- d. Lendability issue - discussion of problems raised and possible solutions suggested
- e. Commission Chair informed the group that the Strategic Development Director reminded the last Commission meeting attendees that for the County Commission to act on HDHO, it must legally pass through a Planning Commission meeting first
- f. Additional topics to be discussed: how HDHO rules and regulations interact with state and federal regulations, definition for actively employed households and the percentages required, median incomes and who is buying/affordability, definition of ownership/occupancy and when deed restriction apply
- g. Regulations of ADUs on HDHO properties, federal and state rules tie in, more ownership/occupancy questions, need for County Attorney input
- h. Discussion on ownership standards for multifamily units and investor ability, clarification on condos category
- i. Discussion on the definition of Actively Employed Households and qualifications
 - i. Time employed, taxes paid, school enrollment
- j. Infrastructure burdens - how to ease up-front costs for minor subdivisions and small developers
 - i. Should infrastructure improvement costs be proportional to the number of lots?
 - ii. If smaller developers do not pay these infrastructure costs, who does?
 - iii. Should people be able to sell their subdivided units before paying for the infrastructure?
 - iv. Reevaluate the plan for road improvements in the County?
- k. Final remarks about the direction of the upcoming workshop and staff directions.

Citizens to be Heard - 6:10 PM

- None

Future Considerations

- None

Adjournment 6:35 PM (2:03:56)

Motioned by Commissioner O'Brien

Seconded by Commissioner Evers

All in favor - All