

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, June 12, 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:

Commissioner Aaron Lindberg, Commissioner Bob O'Brien, Commissioner Tony Mancuso (via zoom), Commissioner Steve Evers, Commissioner Makeda Barkley, Commissioner Jerry Klaes, Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I, Machael Layton, Christina Sloan (via zoom), Bob (via zoom), Hooper (via zoom)

Absent

Commission Chair Emily Campbell, County Commission Liaison Trisha Hedin

Commissioner O'Brien calls the meeting to order at 4:34 PM

Citizens to be Heard (1:06)

1. none

Ex Parte Communications & Disclosures (1:27)

Commissioner Lindberg has a discussion with Scott McFarland about a MFR45 zoning project

Approval of meeting minutes from May 22, 2023 (2:13)

Commissioner Barkley moves to approve the minutes

Commissioner Klaes seconds, Commissioner Evers suggests a spelling error to be corrected, "Manderfield"

All in favor - all

Approved

Presentations ()

-none

County Commission Update ()

- none

Discussion Items (3:25)

1. Update On HDHO Potential Revisions - Debrief On June 6Th Commission Workshop

Elissa Martin, Planning and Zoning— At the June 6th meeting there was a joint workshop where we discussed the potential revisions to the HDHO and a debrief on the previous April workshop. Shared updates on the status of each project and the information we have been gathering about them: 59 of 312 are either built or under construction, 24 of the 59 are sold or under contract, 12 have been retained by the developer to rent out to actively employed households. 23 have not sold. 253 units have not broken ground because they are in various stages of development due to different issues. Peakview's final plat is going in front of the County Commission next. Purchase prices are within a large range. Director Martin took questions about the real estate market spreadsheet in the agenda packet and what the development delays may be caused by, Commissioner Evers says if more HDHO units were available they would most likely be developed as MFR due to construction costs and labor constraints. Discussion about the cost of developing single family homes, ownership vs occupancy and the delay for Peakview had to do with them changing their master plan. The next phase of the workshop was about the original intent of the program; it was developed as general workforce housing and to eliminate outside forces competing for housing. The discussion at the workshop about which requirements to revise, keep or drop resulted in ideas to remove the requirements for builders & developers to qualify as an AEH, to extend the eligibility area to include the entire 84532 zip code, to remove ownership restrictions for multifamily/apartments. The workshop did not discuss ADU's, that will be brought up with other requirements at the next workshop. Eligibility requirements were discussed, self-employed people working out of their home and the percentage of local clients they served had some suggested changes to remove or lower the percentage requirement. June 20th will have a workshop before the County Commission meeting, if there are potential revisions suggested it will take two public hearings and legal review to approve the draft of the new requirements. Lindberg asks if the program will be expanded, Director Martin say no, future land use plan will help those that do not qualify for HDHO to be able to develop. Comm Mancuso asks about the low volume developments in the high density program and why bigger developments are not being built, is it lack of real estate? Director Martin says smaller unit developments were not anticipated. HDHO unit cap was 300, the ADO was capped at 150. The largest HDHO development is View Gate Terrace with 122 units, they are finalizing their permits now.

2. Draft MFR-45 Use And Development Standards, Review And Provide Feedback

Elissa Martin, Planning and Zoning—May 22 meeting the Planning Commission reviewed code in order to establish the zone and sent a favorable recommendation to the County Commission, it is in legal review, hoping it will be on June 20th agenda as a public hearing. Director Martin reviewed the development standards, Commission was concerned about parking reduction causing problems, research being done on this topic. The idea is for the districts to be close to town and job centers so they are walkable. LUC article 5 lot design standards will allow for building height up to 45 feet, already in the code that buildings can be 45 feet, we haven't approved it because of fire department equipment. Commissioner Evers wants to hear what we learn about parking, Commissioner Lindberg comments about the areas that have bad access for bicycles and there needs to be paved bike paths into town. There is a problem with on-street parking, as currently parking is an issue as people often have more than one car per household. Commissioner Barkley asks about the different parking situations in developments in the county.

3. LUC Update To Incorporate New Water Conservation Provisions For Turf/Landscaping, In Order To Qualify For The State's Rebate Program Elissa Martin, Planning and Zoning– Presentation on Landscape Conversion Incentive Program, Ben from GWSA suggested the County's participation in this program. Martin reads the slides, rebates are available to those who adopt the minimum standards for new development going forward and retroactive for converting current landscaping. The State sets the standards, City of Moab is working on their water conservation standards and we could work with them to be consistent. Barkley is excited to implement this program, Director Martins says we could add it into the land use code for next month's meeting. Commission Lindberg and Klaes ask about the rebate, Mancuso asks about slide 2 and is very excited about this program but there are ways it can backfire when high water-using plants are used instead of grass. Need more site-specific native and low-water-use plants for our community. Barkley asks when to share research, Martin says now is the best time to make changes to article 6.

4. Debrief On June 7Th FLUP Workshop On Commercial Uses And Next Steps Elissa Martin, Planning and Zoning–Results and materials from the workshop. Martin shared the information that was presented to the public at the workshop about commercial nodes and the businesses that would be located in the appropriate zones. (ZOOM REBOOT) Martin described the exercises that the planning department used to gain feedback from the community in attendance. Around 15-20 people attended and gave quality feedback. Martin showed the results of the map pinning and business location exercise. The maps will be available for more input for those that want to add their feedback as well. There is one more steering committee meeting and then the FLUP will begin to be revised.

Citizens to be Heard - ()

- None

Public Hearing (1:04:01) 5:37

5. Public Hearing To Make Recommendation On Ordinance To Amend LUC Section 4.4 PUD Overlay To Include Density Bonus For "Deed Restricted Workforce Housing" Elissa Martin, Planning and Zoning– This item has been on the docket for a land use code amendment since mid 2022 since we started narrowing down ways we could incentivize or require affordable housing and why the current density bonus in the PUD ordinance is not utilized by developers. The incentive is only for income restricted housing and we need to add incentive for workforce housing. Unit numbers and percentages for affordable housing have been increased slightly to make it more workable for developers, it can also be changed drastically. The workforce housing incentive depends on how much land is part of the calculation, PUD uses larger tracts of land so the bonus would add up. Commissioner O'Brien asked about the rationale for the workforce housing numbers as they are lower than the affordable housing, Martin used the Nexus study to help determine that and then plugged in different numbers to see how it would calculate out and how it would pencil out for developers. Have we passed this by any developers? Commissioner O'Brien asked if this has been looked

at by any developers, at least one developer has looked at it. Barkley says it makes more sense to up the workforce numbers for profit. Commissioner Evers asks where the administrative burden falls to determine who qualifies and Director Martin says HASU and that these programs that would create more administrative burdens have been discussed with them and how the County can help with that. O'Brien opens the public hearing for comment: no comments from the public

Commissioner Lindberg asks about how to determine affordable housing, Director Martin says it is spelled out in Section 6.14 and in the definition of affordable housing.

Commissioner O'Brien says a motion is needed for discussion. Commissioner Barkley moves to send a favorable recommendation to amend the Ordinance to the County Commission, Commissioner Lindberg seconds.

Discussion: Commissioner Barkley wants to know how much we can push this affordable housing incentive, Director Martin says developer input would be helpful and we can tweak it now or we can always come back and update the ordinance again. Commissioner Barkley wants to know how aggressive we can be to encourage developers to use it, Director Martin explains the density numbers and why they are important and neighborhood impact needs to be considered, PUD is a unique scenario, and mf45 will give more affordable housing.

Commissioner Mancuso gave the opinion that this is a negotiation between higher profit and less affordable housing and we should be trying to get the most amount of affordable housing out there. Commissioner Evers asks for clarification on the note under the 2nd graph on page 23 of the packet 4.4.9; Director Martin explains that it is just reiteration of the restrictions for actively employed households, Commissioner Evers wants to strike the notes as they are redundant, Director Martin agrees to strike it. Commissioner Evers supports making these changes, and there have been no public comments, so more interest may come to the County Commission meeting. Director Martin will reach out to developers for input before the meeting. Commissioner O'Brien calls for a vote: all in favor

Public meeting is closed

Commissioner Mancuso notes that Christina Sloan commented via chat that her developer thinks this will be profitable for them. Commissioner Barkley wants to know what "pencils out" for developers and after more discussion, Commissioner O'Brien asks for the record if everyone is comfortable with their vote after the added comments, everyone is.

Future Considerations (1:31:02)

Lindberg wants to suggest ADU deed restrictions as a topic, has questions about lendability, he has had discussions with people about what prevents them from building. Director Martin says we can look at it again. After more discussion, Commissioner Barkley says we are theorizing about lendability being affected by deed restrictions and she could reach out for clarifications.

Citizens to be heard.... None

Strategies To Implement Proactive Code Enforcement—Director Martin says the Commission wants to move forward with investigating illegal overnight rentals, there is software being used

for this purpose, data is being retrieved for us to use to start sending out enforcement letters. There are other types of things the Commission wants to enforce and we will be discussing those in the future.

Commissioner Lindberg has suggestions about the ADO minimums and can amendments be made to it, Martins says intent was not to add RV's and other accessory dwellings but to create tiny homes parks and pockets of high density.

Commissioner Klaes asks about water conservation change code standards timeline, Director Martin wants to bring it to the next meeting.

Adjournment time 6:23 PM (1:49:34)

Motioned by Commissioner Barkley

Seconded by Commissioner Evers

All in favor - All