

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, June 26th, 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 Bob O'Brien, Commissioner Tony Mancuso, 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, Laura Harris HASU

Absent

Commissioner Steve Evers, Commissioner Aaron Lindberg

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

Citizens to be Heard

1. None

Ex Parte Communications & Disclosures

- None

Approval of meeting minutes from June 12th, 2023 (3:00)

Commissioner O'Brien moves to approve the minutes

Commissioner Barkley seconds

Vote: All in favor

Approved

Presentations

None

County Commission Update (3:14): Commissioner Hedin

- Attended Castle Valley meeting about SITLA leasing land for overnight accommodations. Commissioner O'Brien weighed in about this project being undecided but could end up in court if the OAO is challenged. Commissioner Hedin has concerns about the location of the campground, request from the Chair for definition of Camping vs Glamping

- Peakview was approved at the last County Commission meeting.

General Business- Action Items - Discussion and Consideration of Approval (9:30) 4:40

1. 4.Resolution To Rename The Private Access, Tract “Antrobus Way”, To “Sky Place”, within The Antrobus Subdivision: Jenna Gorney. Developers did not want the road named for them by default. Item has been through legal review.
 - Commissioner Barkley made a motion to send a favorable recommendation to the County Commission.
 - Second: Commissioner Mancuso
 - Vote: all in favor

Discussion Items (13:39)

2. Status Of Various LUC Updates: Elissa Martin
 - MFR Density Bonus - Proposed applicant hoping to get LITEC informed the County that they could not move forward at this time
 - This allows the County to put this update on hold in order to gather more information and structure the update with more detail
 - Would like to evaluate the proposed incentive section in more detail
 - County will continue to work with BAE to evaluate different incentive levels
 - PUD Workforce Housing Density Bonus
 - Purpose is to allow developers to restrict units for workforce instead of income only.
 - PC sent a favorable recommendation. Drafts are in Legal review.
 - Water Conservation/Water Rebate Program
 - Currently drafting the LUC language.
 - Will come to PC for Public Hearing in July
 - Article 3 Accessory Structures ADUs, Temp Uses
 - Status: on hold
 - PC sent favorable recommendation fall 2022 then got stalled in legal review
 - Temporary uses section needs reconsideration and weigh-in from the County Commission for necessity. Chair asks Commissioner Hedin to check in with the County Commission and give the Planning Department direction. Red-lined draft will be sent out to the Planning Commission for review.
 - PC can also review deed restrictions for ADU's.
 - HDHO potential revisions. Three public workshops have been held on the topic, next steps are drafting the revisions and going through legal review, should be heard in August. It will also be discussed under the next agenda item.
3. ADU Discussion (not on the agenda) Chair opened discussion on future consideration of ADU deed restrictions. Comm Barkley spoke to Rani about ADU deed restrictions; she said there had not been any loan rejections but the deed restrictions do “gum up the

process” and that the restrictions exist in the LUC already. Commissioner Klaes would like to see the red lined document showing the potential changes in setbacks and defining square footage. Chair brought up concern about rental of primary residence and ADU and that not being compliant. Chair asks Staff to potentially facilitate discussion about ADU deed restrictions. Commissioner Klaes suggests deleting the Deed restriction requirement in Article 3 as it creates challenges in loan approval. Chair asks that this be made a discussion item or an action item at the next meeting.

4. HDHO Workshops At Commission - Debrief And Discussion: Elissa Martin

- June 6 workshop: Discussed that the original intent was workforce ownership, Commission requested timeline and status on projects.
- PZ staff reviewed various viewpoints of attendees and takeaways from the meeting
- Staff provided an overview of the status of the HDHO program and projects - the review highlighted total units in development, units sold, types of dwelling units, current buildout status etc.
- Review of consensus regarding ownership: remove the requirement for developer/investor to be qualified as an AEH, remove ownership restriction for Multifamily/Apartment developments, expand the worker eligibility to San Juan County within the 84532 zip code, require sales price disclosure.
- Split consensus among the Commission’ included: Percentages of local clients served by self-employed and remote workers, clarify restricted occupancy of ADU’s by AEH.
- Director Martin opened discussion for feedback on the criteria:
 - suggestions from Mancuso included the distinction between offering more incentive for self-employed workers vs. remote workers
 - Chair Campbell suggested that percentage requirements be lowered or removed and length of residency be lowered so that more buyers could qualify. Asked for consensus and asked about feedback from the County Attorney about the ADU qualifications. Commissioners agreed that more discussion is needed.
 - Chair took a straw pole and declared that bullet point 2 (remote worker) is not a revision the Commission would recommend to move forward.

Director Martin shows the next steps are to draft the LUC amendment to section 4.7 and the HDHO Rules and Regulation, bring them before both Commissions for feedback, Legal review and then for approval to both Commissions in August.

5. Moab Area Affordable Housing Plan Update - Goal Setting - Laura Harris (HASU), Noelle Gignoux (Gr. Co. VISTA)

- County and City Planning Directors met with us to evaluate and talk through these goals. Presenters reviewed the action plan.

- At the meeting discussion occurred around how are the goals tracked and how will that be quantifiable
- At the end of July there will be a Public Meeting to evaluate the draft in its entirety
- The Plan is intended to support desired policy changes and as a way to maintain accountability
- The goals defined in the plan will help create the “Affordable Housing Dashboard” that the County has been excited to create
- The Document will be adopted as an amendment to the recently adopted 2030 General Plan
- Questions and suggestions from the Commissioners were addressed.

Citizens to be Heard - 6:07pm (1:37:09)

- Mark Horowitz - expressed concerns with proposing LUC edits based on developer’s desires.

Public Hearing

- None

Future Considerations - (1:41:41)

- Glamping as a Land Use with nuanced definitions including power, water, and impact.
 - Director Martin suggests Transportation, specifically the Safe Streets for All grants, will be asking for feedback about specific areas for improvement
 - UDOT opened public comment for long range transportation plans, we will put up links for the public, Commissioner Klaeg suggested a letter from Planning Commission

Adjournment 6:20 PM (1:48:49)

Motioned by Commissioner O’Brien

Vote: All in Favor