



GRAND COUNTY COMMISSION REGULAR MEETING

**Grand County Commission Chambers
Hybrid virtual participation on Zoom
Moab, Utah**

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MINUTES 1 August 2023

The Grand County Commission met in a regular meeting on August 1st, 2023. The meeting was held in-person in the Grand County Commission Chambers, with hybrid virtual participation available via Zoom. It was also broadcast and saved on YouTube. Attending the meeting in-person was Commission Chair Jacques Hadler, Commission Vice-Chair Kevin Walker, and Commissioners Mary McGann, Evan Clapper, Bill Winfield, and Mike McCurdy. Also attending in-person were Commission Administrator Mallory Nassau, Clerk/Auditor Gabriel Woytek and County Attorney Stephen Stocks. Commissioner Trisha Hedin was absent.

4:01 p.m. Chair Hadler Called the Meeting to Order

Pledge of Allegiance

Chair Hadler issued a clarifying statement which directed members of the public to direct comments for the public hearing during those agenda items and not during the general citizens to be heard sections.

4 p.m. Citizens to Be Heard (2:05) (none at this time)

Presentations (none scheduled)

Department Reports

Grand Center (Program Director Lorette 'Yordy' Eastwood) (3:25)

Eastwood gave a review of Grand Center highlights from the last 12 months. Congregate meal count participation bouncing back since the pandemic. New bus with wheelchair lift in operation. 85-95 meals delivered to senior homes every day. Overview given of the wide variety of social programs being implemented at the Grand Center, with some new programming such as coffee and tea Tuesdays and several informational/motivational speakers. Overview given of fraud awareness and prevention programs and Senior Health Insurance Program. Short review given of near-term goals for programming as well as current needs, including ongoing kitchen staffing shortage.

Commission Member Disclosures (none at this time)

General Commission Reports and Future Considerations (21:17)

Jacques Hadler

- Thompson Water District meeting, discussion regarding funding of backflow preventers
- Historic Preservation Committee meeting did not have a quorum, informal discussion regarding potential reconstruction of Dewey Bridge
- Attended Museum of Moab ice cream social on Pioneer Day

At 4:26 p.m., Chair Hadler called a 5-minute recess in order to address technical difficulties with streaming audio

Bill Winfield

- Attended meeting at the State Capitol regarding B&C Road Funds, clarified that \$1.9 million to be allotted to Grand County, discussion regarding Centrally Assessed litigation, discussion regarding recreation impacts and potential TRT reform that would be available to multiple counties
- Opened discussion with staff regarding a potential new County building committee
- Attended 7.26 water workshop
- Attended fire annexation meeting, process moving forward, possible workshop to come at upcoming Commission Meeting

Mary McGann

- Attended UMTRA meeting, review and update of project accomplishments: 977,000 tons of uranium tailings have been removed this year, 13.7 million total tons removed to-date (83%), 15,500 tons of debris placed in the disposal cell, and in April the project successfully removed 14 autoclaves with asbestos debris. 4 trainloads of tailings are removed each week and the Atlas building was removed this year. Ongoing groundwater remediation efforts in place resulting in the removal of 979,483 pounds of ammonia and 5,585 pounds of uranium from entering the Colorado River, water monitoring to continue after complete pile removal. Air monitoring efforts ongoing, with no danger detected of gamma radiation exposure to residents of Moab valley, and protection of UMTRA site workers from radioactive hazards remains an ongoing priority
- Economic Development Advisory Board, \$57,000 to be contributed to workforce housing impact fee offsets
- Funding to Chamber of Commerce for Small Business support in conjunction with SBDC, AmeriCorps VISTA program
- Attended Solid Waste Special Service District meeting, recycling center now accepting #5 containers.
- Attended meeting at the Moab Times Independent celebrating its non-profit conversion, exposure for Grand County to increase through collaboration with Salt Lake Tribune
- Attended Board of Health meeting, favorable audit results received

Mike McCurdy

- Attended water workshop and expressed gratitude to Commissioner Hedin for her efforts in coordinating it

Evan Clapper

- Completed EMS Director evaluation with EMS board

Kevin Walker

- Council on Aging meeting, further discussion on housing challenges for seniors

Elected Official and Staff Reports (2:11:35)

Clerk/Auditor Gabriel Woytek

- Clerk's Office to undergo critical infrastructure physical security assessment offered by the Department of Homeland Security, accompanying other recent efforts to address cybersecurity as well as an active shooter preparedness workshop for County and City to be held on August 2nd
- Planning a visit to Wayne County on primary election day to assist and share best practices

- Grand County property owners have been mailed Tax Valuation Notices, Clerk's Office busy answering inquiries and making corrections
- Collaborating with the Treasurer's office on implementing Positive Pay program for check fraud prevention
- Lt. Governor's office liaison to visit next week

County Attorney Stephen Stocks

- Eddie Cervantes hired to rejoin the Grand County Attorney's Office
- Several ongoing coordination meetings with Law Enforcement agencies.

Commission Administrator Nassau

- Code Enforcement Officer Josh Green to depart on Friday, August 4th
- Coordination meetings with Moab City Manager Carly Castle to discuss and review the variety of City-County agreements in place

General Business - Action Items, Discussion and Consideration of:

1. Independent Contractor Agreement with Crux Academy (Commission Administrator Nassau) (48:02)

Presentation

Nassau gave an overview of the proposed partner contract for an education and media campaign, to increase quantity of educational materials centered on visitor education, to be facilitated by local workforce having contact with tourists. Mark Finley to produce media content. \$48,000 total cost proposed and approved in budget.

Motion by Commissioner McGann to approve the independent contractor agreement with Crux Academy

Motion seconded by Commissioner Walker

Discussion

Commissioner Winfield questioned whether this expenditure was appropriate in the absence of an Economic Development Director, and how much of the local industry had been contacted regarding staff education efforts, since feedback he had been given was that such education was not welcome. Commissioner Clapper stated that this education program was voluntary and targeted specific industry stakeholders, and not intended for rental companies with more extended client time. Clapper added that this went out to bid and followed the proper process, and should continue despite change in staff. Commissioner Walker referenced the presentation given by Trails Director Logowitz which suggested that many tourism related businesses are supportive of this effort. Efforts to build education with staff from local businesses multiples the effort undertaken by the Trail Ambassador program. McGann stated this has long been in the works, including involvement and opportunity for feedback from representatives of the Chamber of Commerce, who never offered negative feedback. Chair Hadler highlighted that the tone of media already completed has been of a positive nature. Commissioner McCurdy questioned whether there was sufficient incentive to increase voluntary business participation in the program. Commissioner Winfield clarified that we should be careful with what we are pushing onto businesses and their already overworked employees, and questioned whether there was genuine buy-in on this effort from the Chamber of Commerce.

Motion passes 5-1, Winfield opposed

2. Dedicating the Airport Operations Building to William "Bill" Groff (Commissioner Winfield) (1:00:40)

Presentation

Commissioner Winfield gave an overview of the proposed action, including a description of Groff's contributions to the Airport, as presented in the agenda packet.

Motion by Commissioner McCurdy to adopt the Resolution that will dedicate the Airport Operations Building to William "Bill" Groff.

Motion Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 6-0

3. Discussion and possible action on Ordinance to Amend LUC Article 4.4 Planned Unit Development (Planning and Zoning Director Elissa Martin) (1:03:20)

Presentation

Martin gave an overview of the proposed action, improve upon existing affordable housing incentive, and an alternative workforce housing incentive as opposed to income restricted. Public hearing held. Based on discussion at the previous Commission meeting, adjustments have been incorporated into the incentive structures for workforce and affordable housing density bonuses, respectively. Martin identified Multi-Family Residential (MFR) district parcels that could potentially make use of the potential changes, and offered clarification that PUD density bonuses would be unavailable if MFR zones were originally approved with density bonuses.

Commissioner Walker expressed confusion by the inclusion of MFR zones in this proposed draft, due to originally imposed conditions which would likely have already included a density bonus, such that a PUD should not be added on top of it. Walker stated that Small-Lot Residential (SLR) and Large-Lot Residential (LLR) zones would be more suitable for a PUD because they don't already have a built-in density bonus. Walker suggested striking MFR from this draft until more information is gathered regarding the history of their formation.

Commissioner Winfield stressed that continued incentivization is critical to addressing area housing needs.

Commissioner Walker sought confirmation that more modern MFR zones would be designed as part of a comprehensive Future Land Use Plan and comprehensive Land Use Code update. Staff confirmed that they planned to do so.

Motion by Commissioner Walker to approve the Ordinance to amend Land Use Code Section 4.4, Planned Unit Development Overlay, with revisions to the affordable housing density bonus incentive and addition of a workforce housing density bonus incentive, striking any parts from the currently presented draft that include MFR zones but maintaining proposed amendments to SLR and LLR zones, as well as the inclusion of the term 'workforce housing' alongside 'affordable housing' in section 4.1.1.B.

Motion Seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 6-0

4. Resolution-Final Plat, Spanish Valley Estates, Phase III Lots 17 & 18 Amended - Parcel No.s 02-0SSP-0018 and 02-0SSP-0017 (Associate Planner Jenna Gorney) (1:19:00)

Presentation

Gorney gave an overview of the proposed plat amendment. Lot line adjustment requested in order to rectify the presence of an existing fence which encroaches upon the parcel boundary. Parcel sizes will see no net change, and no road or site improvements are required as part of the proposed action.

Motion by Commissioner Walker to approve the Findings of Fact set forth in the staff report dated May 23rd, 2023 and the proposed Resolution approving the Final Plat of Spanish Valley Estates, Phase III, Lot 17 & 18 Amended

Motion seconded by Commissioner Winfield

Discussion

Clapper asked if the proposed action was amenable to property owners on both sides of the fence. Staff confirmed that all parties were in agreement.

Motion passes 6-0

5. Voluntary Appointment to the Arches Special Service District (Commissioner Winfield) (1:22:42)

Presentation

Commissioner Winfield explained that this action was necessary for the district to remain in compliance with state law regarding the appropriate number of board members. New member is required to be a resident and property owner within the district.

Motion by Commissioner Winfield to approve the appointment of Rory Paxman, term expiring 12/31/2024, and Nathan Taylor, term expiring 12/31/2026 to the Arches Special Service District.

Seconded by Commissioner McCurdy

Discussion

Commissioner Clapper sought clarification that Nathan Taylor is eligible and qualified to serve on this board as a manager or operator, even though he is not a resident of the district. Staff confirmed that district bylaws had been amended in 2020 to allow for this exception, as shown in the packet.

Motion passes 6-0

Consent Agenda – Action Items (1:25:15)

6. Approval of Consent Agenda Items

A. Meeting Minutes for July 18th, 2023

B. Ratification of Payment of Bills

C. Ratify Letter to UDOT Regarding Highway 128 Bike Path

D. Modification of Grant Agreement with US Forest Service and Grand County Sheriff's Office

E. Moab Uranium Mill Tailing Remedial Action Project's 2023 Statement of Continued Compliance

Motion by Commissioner McGann to approve the Consent Agenda as read by the Chair

Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 6-0

Discussion Items

7. Discuss Revisions to LUC Article 4.7 High Density Housing Overlay (HDHO) and the Rules and Regulations (1:26:40)

Planning and Zoning Director Elissa Martin explained the process for identifying the most pertinent revisions to the HDHO program based on ongoing and substantial public feedback. Demand exists for self-employed eligibility requirements to be adjusted. Martin proposed that the Commission at this time consider removal of local clientele requirements for self-employed individuals, expansion of Actively Employed Household (AEH) eligibility, removal of ownership restriction for rented units, and requirement that developers disclose sales prices for internal county uses. Planning commission feedback on self-employed qualification included the concept of reducing percentage of local clientele with longer demonstrated proof of residency in Grand County. These revisions are reflected in the currently presented draft code.

Commissioner Walker sought clarification regarding proposed amendments in section 4.7.3., which hadn't been previously discussed, and propose to remove a required percentage of unrelated adults in a household to meet eligibility requirements, a change suggested by Kaitlin Myers of the Moab Area Community Land Trust in the interest of eliminating an unnecessary restriction. Walker expressed that he does not support this particular revision at this time, and staff agreed to revisit the revision concept to illuminate a potential misunderstanding regarding its purpose and design.

Commissioner McGann stated that data tracking on the part of self-employed businesses owners and enforcement of compliance would be far too complicated and onerous, and that in her opinion 5 years of full-time established residency is sufficient. Commissioner Clapper expressed concerns regarding self-employed remote workers competing with employees of local businesses.

Attorney Stocks stressed that residency can be very hard to prove and rules must make very clear how residency is established in any proposed revision that includes a durational residency stipulation.

Commissioner Clapper stressed that housing the self-employed remote worker does not address the problem that is trying to be solved with this program.

Commissioner Walker stated that certain inefficiencies are unavoidable and that the program will never be perfect in targeting exactly who the Commission envisions utilizing the program. Walker added that not all remote work is necessarily high-income earning.

Commissioner McGann proposed the idea of requiring 5 years of residency as well as an income restriction element which aligns qualified homeowners' income with the average wage levels of the workforce in Grand County.

Commissioner McCurdy expressed support for self-employed qualification with three years of established residency, and questioned whether time spent as an underage resident would be applicable. Staff clarified that residency while underage would certainly apply.

Planning Commission Chair Emily Campbell added that at the June 26 workshop, Laura Harris offered clarification that HDHO units were not being put online because of a lack of qualified occupants but because developers are unable to create a cost-effective project.

Commissioner McGann expressed a preference for a 5-year minimum established residency, as her experience as a rental owner has illustrated to her that stints of 1-3 years for people moving to Moab is quite common and doesn't show the required commitment for qualification in the HDHO.

Commissioner Walker gave a proposal. Chair Hadler took a straw poll to gauge Commission support for different minimum established residency standards. A majority showed support for the idea of a 5-year residency requirement. Commissioners Winfield and McCurdy expressed support for 3 years. There was Commission consensus for directing staff to explore different income restriction concepts, and generate ideas for how to determine residency.

Attorney Stocks stated that the provision in 4.7.3(A)(2) may still be worth considering. This item would qualify self-employed individuals with a primary place of business within Grand County. Combined with exemption from an income restriction, this could be a way of ensuring the inclusion of important members of the community who may have a higher income but provide essential services, such as legal work.

Commission directed staff to explore the possibility of adding a definition that would apply an income restriction to self-employed individuals whose clientele is made up of less than 75% locals.

Staff presented proposed additions related to 'Ownership exceptions' for multifamily apartment developments, located in Section 2 of the Ordinance. Staff explained intentions to include stronger provisions regarding notification and disclosure of a home sale, as well as language that protects Financial Institutions who repossess homes after a foreclosure and fail to find qualified buyers. Staff was directed to develop a clearer definition as to what constitutes 'multifamily.'

Staff sought Commission direction regarding Accessory Dwelling Unit (ADU) occupancy within HDHO developments. Staff explained that there are relatively few opportunities for ADU placement within approved HDHO developments. Commissioner Walker stated that it would be a bad idea to introduce the idea of completely unrestricted ADUs, with the exception of household family member occupancy. A straw poll demonstrated Commission consensus on placing AEH restrictions on ADU occupancy, with the exception of household family members.

6 p.m. Citizens to be heard (2:19:15)

Grand County resident Joe Kingsley announced that a recently released CNN community evaluation recognized Moab as one of the 'most precious cities' with a population under 50,000.

Public Hearings

8. Ordinance to amend Article 5 of the Land Use Code to modify the Project Boundary Buffer requirement (2:22:15)

Presentation

Staff presented the proposed amendments, which were incorporated based on Commission feedback. Planning Commission approved the proposed amendment provided that it not be applied to developments containing 20 lots or more. Commissioner Walker expressed concern regarding the intent of this amendment and gave examples where the proposed changes may not make sense. Staff explained that any form of subdivision development impact was considered in the drafting of this amendment. Walker expressed a preference for the inclusion of existing code language which ties the buffer requirement to the height of the structure being built.

At 6:31 p.m. Chair Hadler opened the public hearing.

No public comment received at this time.

Chair Hadler left the public hearing open until 5pm on Wednesday, August 9th

9. ADO Rezone- 3207 S. Hwy 191, Parcel No. 02-0021-0048 (2:32:50)

Presentation

Staff gave an overview of the proposed rezone, as presented in the prepared staff report. Proposed development is situated in a preferred location on an arterial road as posited in the United Transportation Master Plan. Traffic impact study may be required by UDOT, as well a highway occupancy permit. Fire Chief would need to approve currently proposed entrance in the site plan approval stage. Planning Commission voted 5-0 to forward a favorable recommendation.

Commissioner Winfield sought clarification as to whether there were parameters set up to ensure that ADO units would be used for workforce housing. Staff explained that a \$10,000 daily fine would be imposed for verified violations, and that such a steep penalty was in place in order to deter potential abuses.

At 6:41 p.m. Chair Hadler opened the public hearing.

No public comment received at this time

Chair Hadler left the public hearing open until 5pm on Wednesday, August 9th

10. ADO Rezone - 2231 S. Hwy 191, Parcel No. 02-0017-0023 (2:41:00)

Presentation

Staff gave an overview of the proposed rezone, as presented in the prepared staff report. Encroachment permit would need to be secured for access on Plateau Drive, with associated improvements, and the placement of dwellings along property line would require Planning and Zoning confirmation. Planning Commission voted 5-0 to forward a favorable recommendation.

At 6:47 p.m. Chair Hadler opened the public hearing.

Grand County resident Richard Cooke stated that he felt this was an excellent proposal.

Chair Hadler left the public hearing open until 5pm on Wednesday, August 9th

11.ADO Rezone - 1435 Powerhouse Lane, Parcel No. 02-0008-0155 (2:48:00)

Presentation

Staff gave an overview of the proposed rezone, as presented in the prepared staff report. Three minor changes are included since presentation of the initial ITA, which now proposes 11 RV sites (initial ITA proposed 8 tiny home sites), all north of powerhouse lane, and one shared amenity facility proposed for the south side. Development envelope not located in a FEMA flood zone. Rockfall study to be determined by the County Engineer. Current zoning permits 8 units. County engineer provided the following comments after a site visit: sewer/water service line sufficient and no extension needed, development envelope located outside of the water resource protection area. Planning Commission voted 4-0 to forward a favorable recommendation. The applicant prepared a statement to the Commission describing consideration given regarding impacts to wildlife. Commissioner Walker sought clarification as to whether the proposed master plan would lock in the currently presented layout and overall number of units. Walker stated that the currently contemplated parcel is for sale, and sought clarification as to whether any new owner would be bound to this development agreement. A new owner would have the right to purchase the parcel and continue this project or not.

Staff clarified that the proposed development site is the only buildable area on the parcel. Commissioner McCurdy stated that the intention of the ADO program was to target workforce housing, and referenced the deed restriction for 60-day minimum occupancy but the absence of specific workforce housing requirements. Staff explained that through the process of workshopping the ADO program, staff and Commission agreed to omit specific workforce housing stipulations due to complications in enforcing such provisions.

Commissioner Winfield sought clarification that the harsh penalties included in the ordinance would apply to illegal short-term rentals of the ADO sites. Staff explained that some abuses were unavoidable, but that ultimately some level of trust would need to be applied in regards to compliance and faith to the ordinance. Commissioner Walker stated that elaborate restrictions were deemed unnecessary in previous discussions. Staff described the original intent of the ordinance in providing an alternate, legal, and sanitary path for those who live in RVs. Commissioner McGann stated that the intent of the ADO was to bring in to compliance historical employee RV usage by businesses such as Sheri Griffith, Canyonlands Field Institute, and Navtec.

Chair Hadler asserted that many 'van lifers' that would be served by these units do make up part of the vital seasonal workforce. Commissioner McCurdy stated that he does not want to open up pathways for outsiders to take advantage of these rental opportunities. Commissioner Winfield reiterated his concern for potential uses that do not serve needs for workforce housing. Commissioner Walker referenced the stated desire to avoid excessive red tape in implementing the HDHO program, and that is why such requirements were not imposed on the ADO program. Funds proposed to be used for impact fee offsets had been intended to be for ADO units, which could be tied to workforce housing. Commissioner Clapper suggested that the Commission refocus on the public hearing and the currently contemplated project rather than continue to wrestle over the ordinance at this time.

At 7:12 Chair Hadler opened the public hearing

Property owner and Colorado resident Matthew Monaghan, stated that he intended to build a single-family home on the parcel but decided against it because the road was busy, noisy, dusty and not private enough. Monaghan stated that he looks forward to receiving feedback and making any adjustments to the proposed ADO so that it could be deemed agreeable.

Grand County resident Kathy Grossman, a neighboring resident to the proposed ADO, stated that she strongly opposes the project due to incompatibility with the surrounding neighborhood, impacts to wildlife, existence of an adjacent wilderness study area and already existing traffic congestion. Grossman stated that the shared amenity structure plan was not well defined, and that short term rentals are not what they seem. Such rentals have little guarantee of compliance and will increase traffic, dust, and noise. Unique and rare riparian area should not be opened up to this development.

Grand County resident Jim Collar stated his opposition to the proposed development, including concerns regarding sanitation. In his experience helping to manage the neighboring Mill Creek Village, 90 lease term minimums were difficult to maintain and enforce.

Grand County resident Sara Melnicoff expressed very deep concerns regarding the proposed development. Stated that it was a good idea but at the totally wrong place. Critical wildlife corridor must be protected. Accessory building would require impacts to the hillside. Precious area must be protected. Melnicoff stated that traffic has been a bit subdued in this area compared to what has been in the past.

Grand County resident Jessica Manderfield stated that she is opposed to this development because it does not guarantee workforce housing, and that transient RV residents commonly stay in a place longer than 60 days, and that these spaces would be too easily occupied by these types of individuals who are not members of the local workforce.

Project architect Courtney Kizer stated that the proposed parcel has a very small buildable area, and this parcel will either be occupied by a high-end single-family home which is a use by right, or the currently proposed development.

Grand County resident and RV dweller Crystal Muzik described their experience living in an RV on public lands and the need and right to have options for people like her to have accommodations to park and live in the way that they do.

Grand County resident Emily Campbell stated that the Planning Commission did forward a recommendation to place workforce housing requirements on ADO units. Campbell stated that people deserve dignified options in whichever housing style that they choose, that people treat their RV homes with respect, and alternative lifestyles and dwellings deserve quality locations. Campbell stated that stick built tiny homes could be considered in this proposal as a response to concerns associated with potential flooding. Campbell add that this proposal should not be denied based on proposed RV typology of dwelling sites.

Grand County resident Chris Conrad stated that he loves Moab and cannot afford to own a house in the area. Conrad stated that there must be a viable solution to developing this property which quells the concerns being expressed. Currently proposed development doesn't appear to be well thought out in how dense the dwelling lots are oriented. Conrad stated that the site widths would not accommodate RV tip-outs that one parking space per structure was inadequate, and that the accessory amenity structure was not well defined or well thought out.

Grand County resident Richard Cooke stated that in his experience, there are often unintended consequences to permitting developments such as these, that this development won't serve the intention of the ordinance to provide workforce housing, and that there was no provision in the ordinance that requires the RVs to be rented, such that it could become a de facto retreat center for the wealthy. Cooke asserted that the costs associated with developing this lot would require high costs for occupants, and that the safety of residents was not well considered in the proposed development, especially as it relates to the inadequacy of Powerhouse Lane. The addition of the Abbey Subdivision will only increase pressures to be placed on this area and this road, and it would be impractical to serve this ADO if a potential future closure of the road were considered.

Chair Hadler left the public hearing open until 5pm on Wednesday, August 9th

**12.ADO Rezone - 2666 Desert Rd/2371 E. Mesa Rd, Parcel Nos. 02-0021-0142, 02-0021-0143
(3:37:36)**

Presentation

Staff gave an overview of the proposed rezone, as presented in the prepared staff report. Condition for approval is for non-RV, traditionally built structures. Master Plan adjusted to place entrance on Mesa Road rather than Desert Road. Close proximity to Highway 191 will reduce impacts to nearby neighborhoods. Planning Commission voted 4-0 to forward a favorable recommendation.

Commissioner McCurdy reiterated his concern regarding the lack of stipulations requiring workforce housing.

At 7:44 Chair Hadler opened the public hearing

Grand County resident Manuel Torres stated his opposition to the proposed development because it is not compatible with surrounding uses and existing dedicated open space. Developer should be limited to 4 homes on half acre lots as is the use by right.

Grand County resident Nick Oldroyd referenced a triplex built on a nearby half acre lot, which the developers of the currently contemplated ADO expressed opposition to. Oldroyd stated that a nearby HDHO approval which permits quarter acre lots is perfectly acceptable, and that the Sage Creek Development has already significantly changed the character of the neighborhood and he is OK with that because it lies in a highway commercial zone. The proposed development will affect traffic and safety in the area for his young children. He requests some sort of compromise which offers an alternative to 19 units. One parking space not sufficient for each unit. An HDHO project could be acceptable at this site, but not at this level of density. Oldroyd stated that he feels that property values in the surrounding area would be sacrificed and diminished by this development.

Grand County resident and neighbor of the proposed development location Becky Manderfield stated that she could have requested up to 7 lots in her HDHO development across the street but did not because she was interested in preserving a residential feel. Manderfield stated that a development such as this belongs on the highway, and that traffic will be increased in an unacceptable way. Concern expressed that there was no assurance that this project would serve the local workforce.

Applicant Mike Huitt expressed understanding towards the comments received in opposition. Stated that he is an area property owner and would not want to see his own property value be compromised. Huitt stated that no other type of development on the parcel would pencil out financially, and described ongoing efforts to seek out programming, funding and financing that would keep the units affordable. His own experience speaking with folks in the neighborhood have not yielded the same type of opposition being expressed now. Current owners have a contingent offer on the property which would lead to a use that would be much less desirable to the neighborhood and County than the currently proposed development. Huitt stressed that the proposed development would be gated and closely managed on-site.

Grand County resident Crystal Muzik stressed the need for affordable housing and options for people that are a part of the community and truly need these options. Further stress on affordable housing inventory through denial of these projects will continue to negatively affect the character of the town by pushing established residents out.

Grand County resident Courtney Kizer stated that these she hopes that these projects may come to fruition. Kizer expressed confidence in the track record for quality construction offered by the developer, which would feel much more like single family homes than typical tiny home designs.

Chair Hadler left the public hearing open until 5pm on Wednesday, August 9th

13.ADO Rezone - 2890 Spanish Valley Drive, Parcel No. 02-0022-0033 (3:59:56)

Presentation

Staff gave an overview of the proposed rezone, as presented in the prepared staff report included in the agenda packet. Planning Commission voted 5-0 to forward a favorable recommendation. Commissioner Winfield sought clarification that the property boundary fence displayed in the proposed site renderings would be required, and staff confirmed that it would be. The Commission discussed the possibility of approaching ADO applicants regarding the possibility of placing deed restrictions on the units to ensure workforce housing occupancy. County Attorney Stocks clarified that additional requirements introduced to the proposed developments at this stage would require careful legal review, and that he would work with staff on developing potential options for this concept.

At 8:07 Chair Hadler opened the public hearing

No public comment received at this time.

Chair Hadler left the public hearing open until 5pm on Wednesday, August 9th

Chair Hadler adjourned the meeting at 8:08 p.m.



Jacques Hadler
Chair, Grand County Commission



Gabriel Woytek
Grand County Clerk/Auditor