

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, August 28, 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 Jerry Klaes, Commissioner Steve Evers, County Commission Liaison Trisha Hedin via zoom, Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I Machael Layton

Absent

Commissioner Makeda Barkley, Commissioner Tony Mancuso

Commission Chair Emily Campbell calls the meeting to order at 4:34 PM (1:08)

Citizens to be Heard

1. none

Ex Parte Communications & Disclosures

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

Approval of meeting minutes from August 14th, 2023

Commissioner Klaes moves to approve the minutes

Commissioner O'Brien seconds

All in favor - all

Approved

County Commission Update

Commissioner Hedin

- Aug 15 meeting highlights:
 - Chris Baird Resignation
 - GovOS purchase passed
 - ADOs- both applications on 191: KOA and Sherry Griffith's were approved as well as 2890 Spanish Valley Dr. Powerhouse, Desert/Mesa applications denied.
 - Project Boundary buffer changes passed
 - Water Conservancy board nominations

- Variance application on Overlook Rd.to be acted upon on September 5th
- HDHO revisions were discussed

Department Updates (7:10)

1. Planning & Zoning, Building And Engineering Have Officially Moved Into New Location At 59 N 200 E

2. Drainage Maintenance PSA

- To be published in the paper, it describes responsibility for maintaining drainage for developments and runoff management best practices.

General Business - Action Items - Discussion And Consideration Of Approval

Discussion Items

Commissioner Lindberg asked about the ADO vote at the Commission hearing and reasons why some were denied, Director Martin listed some of the County Commissions comments about the projects that were denied. 36 more units can be approved.

Citizens to be Heard - 6:00 PM

- None

Public Hearing (24:22)

3. Public Hearing To Consider And Make A Recommendation On Ordinance To Amend The HDHO Rules And Regulations And Section 4.7 Of The LUC

Elissa Martin, Planning and Zoning- provided staff report (see full Youtube for report)

- Revise HDHO Rules and Regulation including below items
 - Stipulations to improve process for verifying qualifying households
 - Income cap options will be included (based on a percentage of AMI for Grand County) if claiming self employment within the AEH
 - Expand eligibility to 84532 zip code
 - Ownership restriction removed for developers/investors, and ownership of multifamily development - occupancy only
 - Disclosure of sale price for tracking purposes of success of HDHO program
 - Notice to Hasu of sale

Discussion with the County Attorney about participation of Commissioner Evers in this discussion and vote.

Public Comment

Steve Evers - co-owner of Murphy Flats: concerns with the revision to take out ownership requirements for apartments/multi-family. He had considered multi-family at

the time of original application and was unable to proceed. Would like the Commission to consider including condos in the option to allow for non-local ownership provided occupancy continues to be AEH of Grand County.

Becky Manderfield, - Desert Rd HDHO developer - Asks about the income cap, does the person who purchases and builds on the lots out need to have an income that qualifies. Answer is no, that is only for self employed buyers.

Discussion: Commissioner Lindberg - would like the income cap option removed due to concerns related to income increasing over time and that figure as related to housing costs changing over time. More discussion about self-employed buyers vs AEH, Chair Campbell suggests to strike the income cap. Commissioner Hedin says there was not a consensus about this at the County Commission level.

Commissioner Klaes moves to send a favorable recommendation to the County Commission to amend LUC section 4.7 but to do so striking the item related to the income cap in 4.7.3.
Commissier O'Brien seconds

Discussion:

Commissioner Klaes - income can vary widely based on many factors. Chair Campbell asks about the definition of family with weigh in from the County Attorney.

Vote: 4 in favor, 1 abstention-Commissioner Evers

Future Considerations (1:05:35)

- Chair will be submitting a letter of resignation
- Clarification about posting and notices. Chair Campbell suggests writing letters to the County is the best way to be heard. Commissioner Hedin spoke about notifications.

Adjournment time PM (1:13:17)

Motioned by Commissioner O'Brien

Seconded by Commissioner Campbell

All in favor - All