

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, August 14th, 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 (via zoom), Commissioner Aaron Lindberg, Commissioner Bob O'Brien, Commissioner Tony Mancuso, Commissioner Steve Evers, Commissioner Makeda Barkley, Commissioner Jerry Klaes, County Commission Liaison Trisha Hedin (via zoom), Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I Machael Layton, Mike McCurdy

Absent

None

Acting Chair Commissioner O'Brien calls the meeting to order at 4:30 PM (4:30)

Citizens to be Heard

1. None

Ex Parte Communications & Disclosures (5:12)

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

Approval of meeting minutes from July 10th, 2023 (5:30)

Commissioner Mancuso moves to approve the minutes

Commissioner Barkley seconds, Commissioner O'Brien suggests language and spelling corrections, Commissioner Evers questions the Commission needing a majority to approve minutes, bylaws need to be consulted. Commissioner Mancuso amends his motion to include both the minutes from June 26 and July 10.

Vote: 6 in favor, Commissioner Evers abstained

County Commission Update (9:30)

- Commissioner Hedin spoke about the previous County Commission meeting that she did not attend, and the discussion that occurred about the ADO applications heard at that meeting. Chair Campbell reviewed the history of the ADO program's language changes through Planning Commission to County Commission as it was created and approved and how the workforce housing language and enforcement wording was removed.

Director Martin spoke about the concerns brought up when the code was developed and the current concerns expressed at the County Commission meeting. Chair Campbell spoke about the County Attorney's comments on enforcement from previous meetings and that workforce housing language was included.

Presentations/Department Updates (22:00)

1.

- Code Enforcement Position, Josh Green has moved to GWSSA, the position is open.
- New Building Move In Timeline, approximately end of August.
- Noelle's Last Day And New Vista Coming Soon

Discussion Items (26:00)

2. Final Versions of LUC Updates With Changes From Commission

Elissa Martin, Planning and Zoning

Changes: MFR zones are not eligible for density bonus with PUD overlay, project boundary buffer language clarification and keep a required buffer for a subdivision of 5 lots or more.

3. Review Most Up to Date Version of HDHO Revisions

Elissa Martin, Planning and Zoning

A public meeting is next for the revisions that the County Commission has settled on.

4. Land Use Code Article 6.4 Landscaping and Screening - Update

Jenna Gorney, Planning and Zoning

Draft is ongoing and will contain a manual.

5. Future Land Use Plan Progress Update

Elissa Martin, Planning and Zoning

Maps are being updated with workshop results and the steering committee will meet in September.

Citizens to be heard: Mike McCurdy spoke as a citizen asking about ADO language.

Public Hearing (1:26:03)

6. Public Hearing To Consider An Ordinance To Amend Land Use Code Section 3.3.2

Accessory Uses. Director Martin explained the changes to the section and that the County is bringing our Code up to date with the State's ADU statutes. It defined internal and external ADUs and how to measure the units, including setbacks. This section includes language requiring long term rental and not allowing overnight accommodations.

There was no public comment, and no one spoke for or against.

Commissioner Mancuso made a motion to send a favorable recommendation to the County Commission, seconded by Commissioner Barkley. Director Martin clarifies that the County will

add language from the attorney's office to define if an internal and external ADU can be built, or just one or the other. Discussion about policy and density led to the request for a staff note on these topics to go along with the recommendation.

Vote: all in favor

Future Considerations

- None

Adjournment 6:16 PM (1:49:01)

Motioned by Commissioner Evers

Seconded by Commissioner Barkley

Vote: All in Favor