

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, September 11, 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 Steve Evers, Commissioner Makeda Barkley, Commissioner Jerry Klaes

County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I Machael Layton, County Engineer Dan Stenta

Absent

Commission Chair Emily Campbell, Commissioner Tony Mancuso

Call to Order:

Acting Commission Chair O'Brien calls the meeting to order at 4:32 PM
Discussion on procedure for election a new Chairperson

Citizens to be Heard

None

Ex Parte Communications & Disclosures

None

Approval of meeting minutes from August 28, 2023 (3:42)

Commissioner Klaes moves to approve the minutes with spelling corrections

Commissioner Barkley seconds

All in favor - all

Approved

Presentations

None

County Commission Update (5:11)

- Commissioner Hedin gave an update on the items heard by the County Commission that the Planning Commission had previously discussed or voted on, including a variance and how the LUC identifies the variance process; the discussion on the ethics ordinance

and Commissioner Evers's participation in the HDHO process being allowed with his disclosure, and meeting notice and public comment discussion.

General Business-Action Items-Discussion Items and Consideration of Approval (18:03)

Election of Commission Chairperson

Commissioner O'Brien opened nominations, Commissioner Evers nominated Commissioner O'Brien. Vote was all in favor. Commissioner Klaes nominated himself. Vote was all in favor.

Discussion Items:

1. Recently Approved And Pending City Annexation Requests - Discussion And Recommendation-Elissa Martin, Planning and Zoning

The City is asking for feedback on some upcoming annexation projects including the Shamrock property, Bisco property on Riversands Drive, and the National Ability Center on Cermak Road. After questions and discussion, the Planning Commissioners have no objections.

2. Landscape Ordinance Status Update And Possible Discussion-Jenna Gorney, Planning and Zoning. An outreach campaign is planned, graywater plumbing incentive was suggested, feedback is requested and ongoing.

3. Future Land Use Plan Status Update And Possible Discussion-Elissa Martin, Planning and Zoning. Land use steering committee will meet September 20, 2023 to review public comment and solidify designations for varying residential, commercial and industrial uses. A density bonus policy for multi-family zoning will be drafted using information from a consulting firm and local developers.

Public Hearing (1:11:54)

4. Public Hearing To Consider An Ordinance Approving An Amendment To The Planned Unit Development (PUD) Master Plan For The Arroyo Crossing Development

Jenna Gorney, Planning and Zoning. MCLT requested this amendment for the cottages project to reduce setbacks with-in the site. No one spoke for or against this request. Kaitlyn Meyers answered questions from the Commissioners on behalf of the developer. Commissioner Barlkey motioned to send a favorable recommendation to the County Commissioner O'Brien seconded. Director Martin pointed out that no outside property owner is affected by the setback change. Commissioner Evers asks if any developer can ask for this kind of amendment, Director Martin says yes.

Vote: All in favor

Citizens to be heard - 6:00 PM (1:21:28)

Mark Horowitz requests that people present at the meeting be identified at the start of the meeting. He also asks if the notice for the vacancy on the Planning Commission has gone out. Director Martin answered that the notice has been posted but we have not received any

applications at this time. Commissioner O'Brien suggests a roll call at the beginning of meetings.

Future Considerations

- Director Martin announced that the County Attorney has offered a refresher course to the Commission on the bylaws.
- Commissioner Hedin asks about the position of Code Enforcement Officer, Director Martin states that the application review process is underway.
- Commissioner Lindberg asks when the new VISTA tech will begin working, Director Martin says the end of September or early October.

Adjournment time PM (1:26:11)

Motioned by Commissioner O'Brien

Seconded by Commissioner Barkley

All in favor - All