

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, September 25, 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 Bob O'Brien, Commissioner Aaron Lindberg, Commissioner Tony Mancuso, Commissioner Steve Evers, Commissioner Jerry Klaes, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin via zoom, Associate Planner Jenna Gorney, Planner I Machael Layton

Absent

Commissioner Makeda Barkley, Commissioner Emily Campbell

Commission Chair O'Brien called the meeting to order at 4:29 PM and took role.

Citizens to be Heard

1. none

Ex Parte Communications & Disclosures

- none

Approval of meeting minutes from September 11, 2023 (2:13)

Commissioner Klaes moved to approve the minutes

Commissioner Lindberg seconded

All in favor - all

Approved

County Commission Update (2:41)

- Commissioner Hedin gave a synopsis of the ADO vote from the last Commissioners' meeting from Sept 19, there was discussion about the ADO program in general, tiny homes vs trailers, and ADO development issues such as road improvements and infrastructure, what extending the program might entail.

General Business (13:25)

1. Update on PC vacancy-Elissa Martin, Planning & Zoning
We have 2 applicants so far, interviews possible on Oct 9 at the meeting
2. Budget Season is Upon US! P&Z Budget is currently being drafted-Elissa Martin

Overview & summary of spending and asked for input from the Planning Commission, Commissioner Evers suggested gift cards as a reward for public & developer feedback, Chair O'Brien suggested consulting services for a small area study for the South end of the County. Comm Mancuso suggests buying software as a County package

Discussion Items (25:06)

3. Future Land Use Plan, Status Update-Elissa Martin Planning & Zoning

Director Martin reported on the land use steering committee meeting that discussed density and housing types, and reviewed the draft of FLUP in three sections. Director Martin shared the "key principles to guide the FLUP" and summary of the "Next Steps" and the timeline for approval.

Commissioner Hedin asked about the code enforcement officer position, interviews are done and the offer should go out this week.

Public Hearing (36:44)

4. General Rezone: 2560 Spanish Valley Drive Parcel No. 02-0021-0001

Jenna Gorney, Planning and Zoning presented the application, and the applicant Sarah Kimmerle gave more information and answered questions from the Commissioners. Applicant is asking for a change from LLR to SLR, in order to divide it into nine lots. Commissioner Lindberg commented about how the property could better be used as affordable housing or commercial. Kyle Kimmerle asked about the County's desired density, and not wanting to wait for the LUC map to be finalized in order to rezone. Commissioner Mancuso made a motion to send a favorable recommendation to the County Commission to rezone the parcel. Commissioner Klaes seconded. Commissioner Mancuso comments about wanting to be consistent in the way he votes so even though this rezone is not for affordable housing it is more housing and approving it would be consistent for him. Commissioner Klaes comments about working with the FLUM. Commissioner Evers asks about the rezoned properties nearby, asks staff to comment on spot zoning and how it has happened in the past. Commissioner Hedin clarifies that the nearby land split was between family and not spot zoning. Commissioner Lindberg comments that more density here would be better- Comment from audience member about not wanting more density in that area. Commissioner Klaes asks if more lots are allowed by GWSSA. Commissioner Lindberg thinks the parcel is being underutilized. Chair O'Brien asks if deed restricted housing would be required for rezones after the FLUP is final? Staff answers that that would not be the case unless a density bonus is offered. Commissioner Klaes asks about the FLUP. O'Brien asks if there is any more discussion and asks for a vote. Due to noise in the room, the Chair was not heard by the entire group and the vote was in question. Commissioner Mancuso asks if the decision is a hangvote can we ask for more information from the applicant. Chair O'Brien says we can, asks for objections, and reminds the room that the Planning Commission vote is a recommendation and not a decision. Commissioner Lindberg asks Commissioner Hedin how she thinks the other Commissioners would vote on this. Commissioner Hedin says she cannot speak to that and that rezonings have not been approved recently for waiting on the FLUM. After more comments, Chair O'Brien closes the public hearing and invites the applicants and public to the table for a lengthy discussion. The vote taken: 3 in favor, 1 against (O'Brien), 1 abstains (Evers). Commissioner Mancuso requests from

Commissioner Hedin that the County Commission listen to this meeting before they vote on this rezone. Commissioner Hedin comments that it is difficult to know what is coming up for a vote as they get their agenda packets the Friday night before the Monday meeting. Commissioner Klaes comments that if the FLUP supported SLR this would have been a simpler discussion.

Future Considerations

- Commissioner Mancuso will not be at the next meeting, Commissioner Klaes asks for the training session that was offered for the Planning Commissioners from the county attorney, Commissioner Mancuso reminds the group about the required State training and the role of Staff in the hearing process. Commissioner Klaes asks about land use designations that may be rewritten.

Adjournment time PM (1:32:16)

Motioned by Commissioner Mancuso

All in favor - All