

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, October 9, 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 in full including maps and full discussions 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 Emily Campbell, Commissioner Steve Evers, Commissioner Makeda Barkley, Commissioner Jerry Klaes
Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I Machael Layton,
VISTA Planning Technician Katie Murphy

Absent:

Commissioner Tony Mancuso, County Commission Liaison Trisha Hedin

Commission Chair O'Brien called the meeting to order at 4:32 PM and took roll

Citizens to be Heard

1. None

Ex Parte Communications & Disclosures

- None

Approval of meeting minutes from September 25, 2023 (2:58)

Commissioner Campbell moved to approve the minutes with corrections

Commissioner Klaes second

All in favor - all

Approved

Presentations

- None

County Commission Update (8:21)

- Director Martin gave a recap of the items heard at the previous meeting, including the ADO ITAs, and the Housing Task Force workshop

Department Updates (11:15)

- Still hiring code enforcement officer, the offer extended was rejected so we are leaving the position open for at least one more week

- Introduce Katie, new VISTA: she going to set up Affordable Housing dashboard indicators, working with trails division in 2024 to update their plan
- Elissa and Machael attended the Fall APA Utah and Idaho chapters conference in Ogden

General Business-Action Items - Discussion and Consideration of Approval Public Hearing (13:49)

2. Review And Make A Recommendation To Adopt An Ordinance Approving The Overnight Accommodations Overlay (OAO)-Campground/RV Park Rezone Request For A Portion Of Property Located At The Intersection Of HWY 191 And SR 313 (Parcel No. 24-0XST-0067) -Jenna Gorney, Planning and Zoning

Zoning change for 544 acres of a 1130-acre undeveloped parcel belonging to the Intrepid Potash Mine bordered by BLM land, currently zoned as Range & Grazing. The proposed development will include 16 guest units and 5 onsite employee housing units with 15 off-site employee housing units to be built within 24 months of Site Plan approval and with CofO and deed restriction guarantees. A deed-restricted open-space agreement of 104 acres has been initiated by the developer jointly with Red Earth venue, the neighbor. The project complies with OAO standards, applicant must present proof of water rights and engineered plans for provision of water and disposal of wastewater on-site.

Matt, the applicant and developer, presented his application. He has a “double” agreement (including with neighbor) for open space with a deed restriction. His project will have a larger economic impact than other OAO projects as his units will rent for around \$2000/night. Commissioners asked questions about employee housing, the development agreement, wages, floodways & watersheds, and parking. The developer’s Engineer Paul Berg spoke via zoom to the topography, floodways and road concerns.

Chair O’Brien closed the public hearing and Commissioner Campbell moved to send a favorable recommendation to the County Commission with a second from Commissioner Klaes. Commissioner Campbell expressed concerns about the climate impact of high-end guests, and the water demand for swimming pools. Commissioner Barkley requests that staff prioritize the “glamping” definition for the Land Use Code. All Commissioners weighed in on water concerns, employee housing, overnight accommodations ratio, and preservation of open land, wages, best use of the property.

Commissioner Lindberg makes an alternative motion to send an unfavorable recommendation to the County Commission citing the lack of economic diversification, best use of the parcel and the class of tourists that the development will serve. After discussion on points of order, the motion was seconded by Commissioner Barkley. Discussion ensued about the positive outcomes of this development vs the negative impacts. Commissioner Campbell asked about the discretion of the Commission to require more employee housing with this type of development, Director Martin answered that there is not a provision for that in the Land Use Code and ordinances and it may be considered Quid Pro Quo. Commissioner Campbell asked

about the County Commission tabling this application for 6 months in order to update the Land Use Code with assured housing for Glamping developments. Commissioner Barkley asked what other residential uses would be allowed in this zone as this community has said they do not want more overnight rentals, and Chair O'Brien noted 5-acre residential parcels could be developed with the Range and Grazing zoning, but that would only be possible with proof of available water. Commissioner Evers commented that in a tourism based economy this could be considered economic diversity and that we need to follow through with letting developers build if it is allowed; asked the applicant to consult wildlife biologists about the bighorn sheep in the area.

Vote on the alternative motion: 2 in favor, 4 opposed. Motion failed.

Commissioner Barkley commented that the Land Use Code does not define Glamping as a use and with the growing popularity of this type of development, the County needs to define Glampgrounds. Commissioner Campbell motioned to amend the original motion to first recommend that the County Commission consider tabling this item for a period of time not to exceed 9 months in order to revisit the Land Use Code, define glamping as a distinct use and consider the appropriate use of assured housing for that use; and if they choose not to go that route, then to fall back to the original motion. Commissioner Barkley seconded. After more discussion on precedent, staff workload priorities with Director Martin, and clarification, Chair O'Brien calls for a vote on the amendment.

Vote: 3 in favor, 1 opposed (Klaes), 2 (O'Brien and Lindberg) abstained. Majority passed the motion to amend.

Vote on the amended motion: 4 in favor, 1 opposed (Lindberg), 1 abstained (Barkley). Motion passed.

Discussion Items (1:42:53)

- 3. Highlights From What We Learned At The Fall APA Utah-Idaho Chapter Conference
- Machael took the classes called: "Updating ordinance and process: options you may not know you have", "What county recorders want planners to know", "Planning cities in ag country", "Handle with Care: Planning Commission meeting management" and "Everything a Planning Commissioner Needs to Know". Shared QR code and links.
- Director Martin's classes included "Waterwise landscaping": NAMPA Idaho won an award for landscaping ordinance, they have a serious drought, they put together a drought task force. We already have a lot of water groups and it would be redundant to create another, but I liked that they did this. The Nampa planning department did a great job with their public outreach around their new landscaping requirements and developed user-friendly guidelines. We've included this in our working folder for developing our own water wise landscaping ordinance.
- "Form-based codes": two local governments implemented form based codes, one in Weber County's Eden unincorporated area, and one in a small municipality north of Ogden. The small municipality has struggled to successfully implement their form based code ordinance. The Weber County example demonstrated some elements of success

and some challenges as well. Both examples provided takeaways that we could apply here in Grand County, in terms of implementing the future land use plan and possibly incorporating some form based code elements, which focus on the relationship between the built form and streetscapes. So far in the FLUM, we've identified emerging commercial nodes and what land uses would be appropriate within those nodes, but we have not been focusing so much on streets. The unsuccessful example tried to implement form based codes in an effort to try to create a downtown "main street" corridor, which did not exist at all. The challenge is that it's difficult to approve land uses that don't fit in the town's present character, but ultimately those leaps in land use changes can someday culminate to transform the character into something beneficial for the community.

- Shared the 1968 master plan for Grand County. Interestingly, the 1968 plan included a neighborhood commercial land use designation, just as we are doing today, with the FLUP.

- 4. Update On Land Use Element Of The General Plan (Future Land Use Plan) -Elissa Martin, Planning and Zoning Director
I'm at the phase of getting the map finalized based on input we've gotten. Now digging into the actual land use chapter of the General Plan. We had the beginnings of an update from the consultants that John worked with last year. I'm starting to break down those sections. I'd like your feedback on the policies and goals and make sure we still agree with them. This could be a workshop. This update to the FLUP is intended to be a lot more visionary than in past years, to be realistic about the growth that could occur in the next 10-30 years, and be bold about directing that growth in a way that can benefit the community; it would be a departure from what is now the status quo of one-acre residential lots throughout the Valley.

Future Considerations

- Landscape Ordinance is still being drafted, A quorum will not be present on October 23, therefore the meeting will be canceled. Next meeting will be November 13, 2023.

Adjournment 6:36 PM (2:06:30)

Motioned by Commissioner Klaes

Seconded by Commissioner Lindberg

All in favor - All