

# Grand County Planning Commission

October 9, 2018

A regular meeting of the Grand County Planning Commission convened on the above date at the Grand County Courthouse, 125 E. Center St., Moab, UT 84532

**Members Present:** Chair Gerrish Willis, Vice Chair Robert O'Brien, Christine "Cricket" Green, Kevin Walker, Abby Scott, and Rachel Nelson (Emily Campbell via conference call)

**Members Absent:**

**Staff Present:** Kenny Gordon, Kaitlin Myers, JD McClanahan, and Zacharia Levine

**Council Liaison:** Mary McGann

Meeting was called to order at 5:03 PM by Gerrish Willis.

**Citizens to be heard:** Michael Liss. HDH does not conform with general plan.

Assured Housing (Public Hearing). In November 2016, the planning commission forwarded a favorable recommendation to the county council for an assured housing ordinance that applied an affordable housing mitigation requirement to all residential and commercial developments above a given threshold. At the time, the county lacked some key pieces of information needed to justify adoption of the ordinance. The county council ordered staff to oversee the hiring of a consultant to gather additional information and conduct a series of economic analyses to improve the validity, accuracy, and appropriateness of an assured housing policy.

Two reports were produced by BAE Economics, a nationally renowned firm who has conducted similar analyses for communities ranging in size and typology from Truckee, CA to New York City, NY. The Phase 1 Report detailed a feasibility analysis to determine if various land use types could accommodate an affordable housing requirement while still allowing a developer to earn a reasonable yield on cost and return on cost. The Phase 2 Report detailed a nexus analysis for the "feasible" land use types identified in Phase 1 to verify the relationship between a new development and increased demand for affordable housing.

Using the findings of BAE's Phase 1 and Phase 2 reports, staff has been working with legal counsel to update the draft assured housing ordinance. Included in this packet is the most current version of the proposed assured housing ordinance, which would mandate an affordable housing requirement for new lodging related developments and certain classes of single family residences.

In addition to the overall concept of an assured housing policy, issues the planning commission may want to consider include:

- Excluding moderate-income housing units as a way to satisfy the assured housing requirement (Discussion provided during meeting.)
- Inclusion of certain single family residences as an applicable use type
- Inclusion of a sunset clause
- Others as deemed necessary by the planning commission and public

The Chair opened the public hearing.

Staff explains and suggests a consideration to drop moderate income housing units from conversion table. Robert O'Brien, moves to drop moderate income housing units from conversion table. Seconded by Rachel Nelson. For 4, against 3 (Cricket Green, Emily Campbell, & Gerrish Willis). Motion carries. Emily Campbell moves to forward a favorable recommendation to County Council as amended. Seconded by Kevin Walker. For 6, against 1 (Cricket Green). Motion carries.

The Chair moves for a 4 minute break.

Review of Sandstone Cliffs. This application is submitted by Kevin Carroll. The subject property is located off Munsey Lane, zoned Rural Residential, and includes a total of 24.4 acres. The Applicant proposes division of the subject property into 15 residential lots. Surrounding properties are used for residential uses and zoned Rural Residential and Large Lot Residential.

Kevin Walker pointed out that contour intervals on the plat were not called out or labeled. Commission requested that the Musey to tank trail be shown on plat. Commission requested to review plat showing "steep slope" areas and building envelopes. Emily Campbell moves to table the review of the Sandstone Cliffs Subdivision. Robert O'Brien seconded. For 6, against 1 (Cricket Green). Motion carries.

**Approval of Minutes:** September 11, 2018: Corrections suggested by Robert O'Brien. Motion to approve the September 11, 2018 meeting minutes with corrections by Kevin Walker, Seconded by Robert O'Brien. For 6, against 0, 1 abstained (Abby Scott). The September 11, 2018 were approved with corrections.

September 25, 2018; Corrections suggested by Gerrish Willis. Motion to approve the September 25, 2018 meeting minutes with corrections by Kevin Walker, Seconded by Abby Scott. For 7, against 0. The September 11, 2018 were approved with corrections.

**Future Considerations:**

**Community Development Department Update:**

**County Council Liaison report::**

**Adjournment:** Motion to adjourn meeting by Kevin Walker, all were unanimous. Adjourned at 8:00 pm.