



General plan update working group meeting # 4, 5:30 PM, Thursday, 10-07-2010, Grand Center Conference Room

Note: We will bring FOOD and beverages for everyone.

AGENDA

- Review discussion and draft language for Ecology, Water, and Air plan topic on water resources
- Map alternatives for applying the water source protection overlay zoning district
- Plan topic: Affordable Housing

DRAFT PLAN LANGUAGE

Goal EWA1-Address risks to the long-term drinking water supply.

Strategy EWA1.1-Support and participate in developing local watershed groups that are formally recognized by the state; have formal participation of state water officials; and consist of governments, water suppliers and other stakeholders.

Strategy EWA1.2- Encourage and support efforts of local watershed groups to develop watershed plans to guide management of water and land resources and attract funding for watershed improvements and mitigation of risks.

Strategy EWA1.3- Encourage and support the completion of a scientific study that will provide basin-wide information to agencies and local stakeholder on water quantities, water movement, and water quality for the drinking water sources in the populated areas of the county.

Strategy EWA1.4-Encourage public land management agencies to implement existing policies and/or develop and implement new policies that call for protection, enhancement, and/or restoration of the watershed providing drinking water in Grand County.

Strategy EWA1.5-Encourage the development of irrigation water systems that would result in the conservation of drinking water.

Strategy EWA1.6- We need a strategy here that talks about using central water and sewer instead of individual wells and individual septic systems to accommodate future growth. We need help wording it accurately give^{to}the service providers.

Strategy EWA1.7-Revisit the standards in the Water Source Protection Overlay zone district (L.U.C. 4.5) to ensure that they address risks to the long term drinking supply and apply the Watershed Protection Overlay zone district to the *state-approved drinking water source protection zones*.



Mary-Beth's alternative to EWA1.6: Revisit the standards in the Water Source Protection Overlay zone district (L.U.C. 4.5) to ensure that they address risks to the long term drinking supply and apply the Watershed Protection Overlay zone district to the *sole source aquifer recharge areas*.

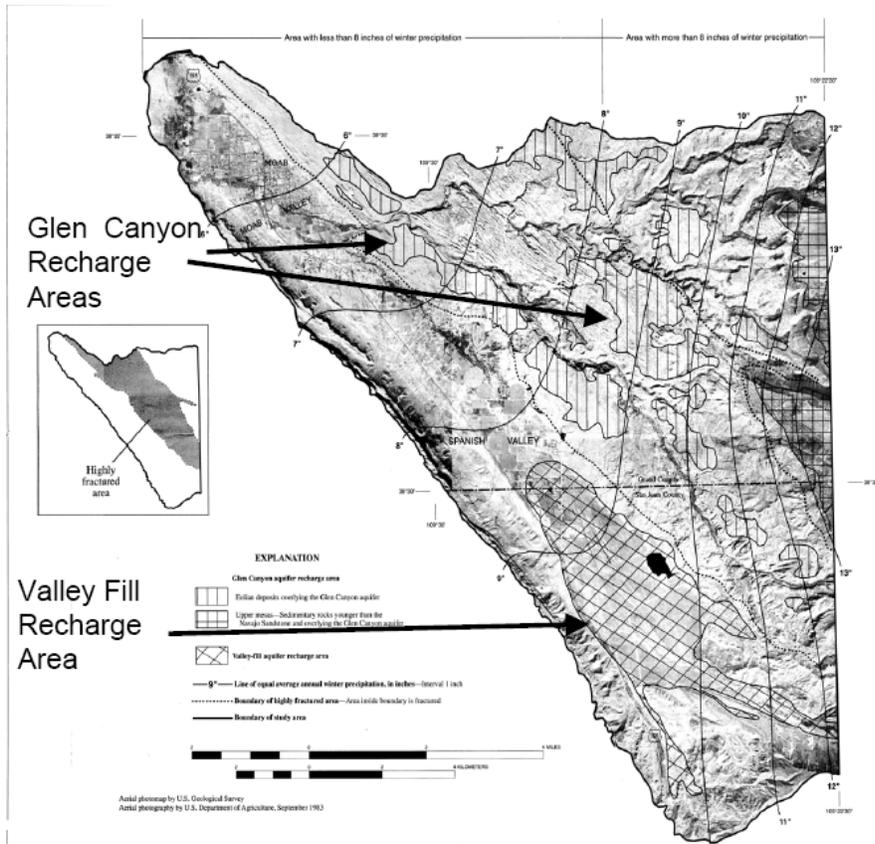
Discussion: Last meeting the group agreed that the currently codified Water Source Protection Overlay zone should be revisited and that it should be applied to the approved drinking water source protection zones approved by the state for the Moab wells and the Castle Valley well. Since the last meeting Mary Beth has emailed a suggestion to apply the Water Source Protection Overlay zoning district to the entirety of the "sole source aquifer recharge areas". In order to frame the discussion I have created a pros and cons matrix:

Pros and Cons for strategy EWA1.6 and Mary Beth's suggested alternative:

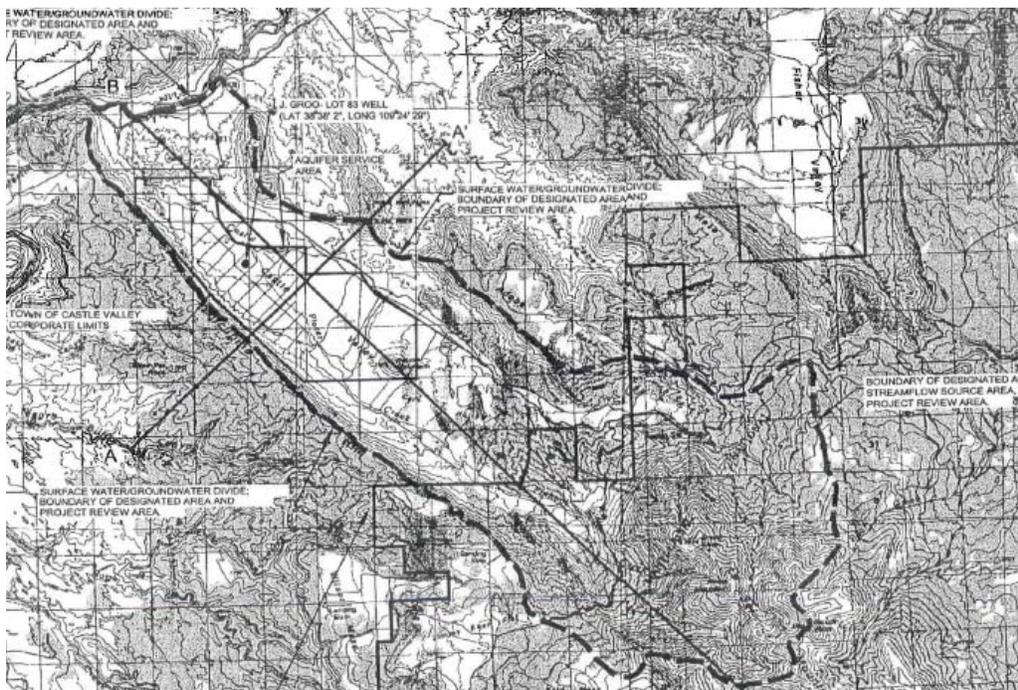
Topic	Strategy EWA1.6- Apply Water Source Protection Overlay to approved water source protection zones	Mary Beth's alternative Apply water source protection to aquifer recharge areas
Authority/legal	Clear state mandate requires the development and implementation of a plan to protect public drinking water in the water source protection zones.	No mandate from state on county to impose water protection outside of water source protection areas. Authority is not clear because water quality and quantity is regulated by the state.

Mapping and geography	Water source protection zones mapped according to state standards in water source protection plan. The water source protection zones were created specifically as a tool for local governments to use to impose local ordinances to protect drinking water.	Glen Canyon Aquifer: Mapping of aquifer "recharge areas" is unclear. RPI has found one map of the recharge areas of the Glen Canyon aquifer from a 1997 study (map 1). These mapped recharge areas do not align with the "project review area" delineated on the Moab wells water source protection plan (map 3). The Castle Valley sole source aquifer map was developed to show where a water study would be required for federally funded projects. The boundaries were not drawn with the intent that local governments would impose water protection ordinances in those boundaries. The EPA application maps do not delineate recharge areas but do reference a "project review area" (map 2).
Guidance on standards	State rules and water source protection plan provide some guidance on standards specifically for land uses.	The water standards outside of the approved water source protection zones are state standards for state water quality permits for specific facilities (feed lots, etc..) only, not land uses in general.
Capacity to implement	Zoning designation could actually reduce work for county staff by eliminating negotiated, case-by-case mitigation in the water source protection zones. State engineer's office has written referral letters for county land use applications in the water source protection zones in the past, indicating that the state will occasionally provide support to the county.	Making water quality determinations at the county level would require an adequate information base and a qualified water science expert on staff.

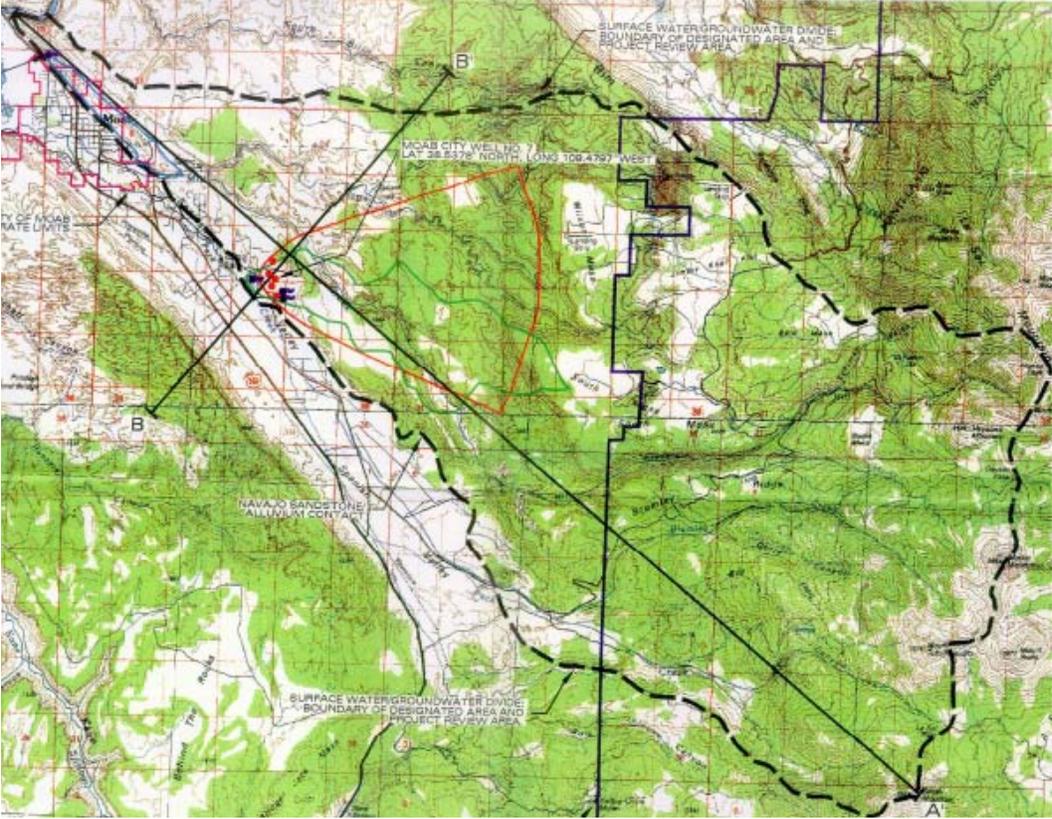
Map 1-1997 study map that references "recharge areas":



Map 2 Castle Valley aquifer boundary for sole source designation



Map 3 - Project area for Moab wells water source protection plan



TOPIC MATERIALS: AFFORDABLE HOUSING

Given the recent adoption of the *Grand County and City of Moab Housing Study and Affordable Housing Plan*, we decided to create some draft policies that reference that plan and we have also included a matrix outlining Grand County's performance on the implementation measures it suggests:

Draft Plan language referencing support for the approved housing plan:

Goal DP 1- Support and participate in the implementation of the *Grand County and City of Moab Housing Study and Affordable Housing Plan*.

Strategy DP 1.1 - Establish permanent and formal county participation in the affordable housing task force.

Strategy DP 1.2 -Define the income and residency parameters for affordable housing deed restrictions to align with the active housing authority's parameters.

Discussion: Are there more strategies that the county could list in the general plan that would further ensure the implementation of the adopted housing plan?

In order to check the county's performance to date on affordable housing, we have developed a performance matrix that shows the strategies in the housing plan that reference the county and what the county has done to address those strategies. A blank cell means RPI could not identify any performance on that particular strategy. Keep in mind that the county's performance pre-dates the plan itself. Go through the matrix and as you do, answer these questions:

Is there more that the county has done or is doing to implement each strategy?

Is there more that the county should be doing or could be doing to implement these strategies?

ACTION STEPS	LEAD AGENCY	IMPLEMENTATION PARTNERS	COUNTY ACTIONS TO DATE
2. 501 c(3) COM. HOUSING DEV. ORGANIZATION (CHDO)			
e. Develop partnerships with local governments	HASU, CHDO Board	City, County	County Representation on the Housing Task Force
3. DEED RESTRICTION GUIDELINES			
a. Coordinate guidelines between the City and County	City, County	Housing Task Force	150% Average Household Income in Code & must work 80% in County
b. Determine target population(s)	Housing Task Force	City, County	150% Average Household Income in Code & must work 80% in County
c. Create mechanism for administering deed restrictions	City, County	HASU, Housing Task Force	
4. AFFORDABLE HOUSING STOCK PRESERVATION			
c. Investigate temporary trailer park	Housing Task Force	Private, City, County, HASU, Workforce Housing Initiative	

ACTION STEPS	LEAD AGENCY	IMPLEMENTATION PARTNERS	COUNTY ACTIONS TO DATE
5. LAND USE CODE CHANGES TO ENCOURAGE AFFORDABLE HOUSING			
a. Develop mixed-use ordinance	City, County	City and County Planning, Builders' Alliance, Community Input	Housing is allowed in Non-residential zones, including multifamily under LUC. Housing does not count as density if it is mixed into commercial buildings.
b. Allow for transfer of development rights	City, County	City and County Planning, Community Input	
c. Develop affordable housing overlay zone	City, County	City and County Planning, Builders' Alliance, Community	MFR Overlay District
d. Allow for additional incentives	City, County	City and County Planning, Community Input	25% Affordable Units to get subdivision density bonus
e. Develop acceptable guidelines and locations for increased density and decreased requirements for affordable housing projects	City, County	City and County Planning, Housing Authority , CHDO, Community Input	MFR Overlay District
f. Allow for infill development	City, County	City and County Planning, Community Input	MFR Overlay District
6. BUILDING CONSTRUCTION & DESIGN PRACTICES			
a. Encourage walkability for new housing and community projects	City, County, HASU	City and County Planning, Builders Alliance, Trail Mix, RETA fund	
b. Implement green building standards and incentives	City, County, HASU	City and County Planning, Builders Alliance	
7. AFFORDABLE HOUSING COMPONENT INCLUDED IN NEW DEVELOPMENT			
a. Investigate linkage fees	City, County	Builders Alliance, Chamber of Commerce	
b. Develop affordable housing overlay zone	City, County	City and County Planning, Community Input	MFR Overlay District
c. Investigate new commercial and residential development provision of affordable housing (inclusionary zoning)	City, County	Chamber of Commerce, County and City Planning, Builders' Alliance	Residential Subdivisions - 25% affordable units to get a density bonus, but the housing requirement consumes nearly the entire density bonus. Needs revision. No housing requirements on commercial.
8. DEVELOPMENT COSTS REDUCTION			

ACTION STEPS	LEAD AGENCY	IMPLEMENTATION PARTNERS	COUNTY ACTIONS TO DATE
a. Implement guidelines for impact fee deferrals and/or subsidies	City, County, Special Service Districts	County Building Department, Special Service Districts, Builders' Alliance	
9. EMPLOYER ASSISTED HOUSING PROGRAM			
b. Develop employer requirements for provision of affordable housing	City, County	Employers, Builders' Alliance, Chamber of Commerce	No housing requirements on commercial
10. LOCAL AFFORDABLE HOUSING RESOURCES			
11. LAND RESOURCES			
d. Identify City and County underutilized land	City, County	Community Input, Private Property Owners	Does this mean county owned lands?
12. DEVELOPMENT PROCESS STREAMLINING FOR AFFORDABLE HOUSING			
a. Develop priority process for building permits for affordable housing projects	City, County, developers	City and County Planning, County Building Department, Developers, Builders' Alliance, Chamber of Commerce	This is covered by the economic development strategy about "reducing the number of times and applicant has to appear at a public meeting"
b. Review other jurisdictions' planning processes and implement appropriate changes	City, County	Housing Task Force	
c. Designate planning process facilitator and liaison	City, County	City and County Planning	
16. PUBLIC / PRIVATE			
f. Work with non-profit agencies and private developers to do mixed income developments	City, County, HASU	HASU, CHDOs, Workforce Housing Initiative, Chamber of Commerce	Cinema Court is one current example