



**Grand Marais Housing Plan
Housing Solutions Workshop
Wednesday, September 4, 2019**

MEETING NOTES

Meeting Attendees: Frances Jarchow, Bruce Block, Michael McHugh, Chris Skildum, Stacey Hawkins, Anton Moody, Kelly Swearingen, Will Moore, Michael Garry, Grace Grinager, Kim Dunsmoor, Anna Hamilton, Afa Garrigan, Mike Roth, Jay Arrowsmith-DeCoux, Patrick Knight

HKGi consultant, Jeff Miller, presented HKGi's review of the city's existing housing regulations, including the Zoning Ordinance, Zoning Map, Subdivision Ordinance, and Comprehensive Plan. The intent of this review was to identify existing housing regulations that may present issues or barriers for achieving the city's needs and desires for housing options in the community. Based upon these issues, a review of best practices housing regulations was presented to the group.

The Housing Solutions Workshop was intended to be interactive so that meeting attendees could ask questions, provide input on the information presented, and begin to identify priorities for a Housing Plan. Housing regulation improvements identified by the group during the workshop included the following:

1. Smaller lot size standards.
2. More senior housing, including both senior assisted living and senior independent living:
 - a. Existing senior housing options include just Homestead Cooperative and Sawtooth Ridges Apartments;
 - b. Finding employees for senior housing / assisted living is a challenge for the community.
3. Accessory dwelling units (ADUs):
 - a. Does not require extension city utilities;
 - b. Could also provide options for senior housing;
 - c. Explore whether utility fees would be required for constructing an ADU. Not requiring utility fees could be an incentive for people to consider constructing an ADU.
4. Development of cottage housing.
5. More affordable homes for people who live and work in the city, especially for employees in the services sector. Affordability means affordable on wages of service sector jobs in Grand Marais. Affordable housing should include both single-family and multi-family options.
6. Consider extension of city utilities proactively rather than waiting for development proposals.
7. Amend the permitted residential uses in the existing R-1 and R-2 districts. For example, R-1 could permit 1 to 3 housing units and R-2 could permit 4 or more housing units.
8. Review setback standards and opportunities to update, e.g. corner lot setbacks.
9. Potential for viewing housing development and infrastructure development as "7th generation decisions" where decisions we make today should result in a sustainable world seven generations into the future. Should the city focus on making transformative housing investments? Zoning standards could be changed to enable addition of more housing. Rather than worrying about the capacity of existing utilities, the city could look for grant opportunities to fund the extension of utilities.
10. What is the city's vision and desired identity? For example, is tourism the most important thing for the city's identity? The city could work with the county on clarifying the vision.



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The city's vision needs to work for all, including residents/workers, seasonal residents, and tourists.

11. Tiny houses. Research the potential for this type of housing. North House Folk School is experimenting with the tiny house concept. What are utility needs, e.g. city utilities vs. individual septic/wells? Who is the market for tiny houses, e.g. Millennials?
12. Allow and attract more multi-family housing:
 - a. Create design standards for new multi-family housing;
 - b. Zoning standards could support smaller scale multi-family housing in particular, e.g. "missing middle housing" types;
 - c. Identify additional places in the city that are appropriate for multi-family housing.
13. Allowing a mix of housing types throughout the city is desirable, e.g. old and new, range of prices, range of sizes, etc.
14. Planned unit development (PUD):
 - a. How can the city's PUD standards be updated to make it a usable development technique, since it currently is not used for housing development?
 - b. The benefits of a PUD need to be better understood and clarified for developers.