

AGENDA
GRAND MARAIS PLANNING COMMISSION
October 2, 2019, 4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-None

F. OLD BUSINESS

-Draft Housing Implementation Plan

G. NEW BUSINESS

-None

ADJOURN

Grand Marais Community Vision:

“Grand Marais is a thriving community that features locally-grown economic opportunity, housing that meets all family needs, and a wide array of educational opportunities.

Hallmarks of the Grand Marais way of life include active recreation on the North Shore, commitment to community, an ethos of creativity and innovation, and stewardship of the unique natural environment.”

USING THE COMMUNITY VISION PLAN

[The Grand Marais Community Vision Plan](#) is a roadmap to the future, a document of community voices and ideas, and a collective call to action. The vision, values, priorities, and ideas provide a framework for future planning - and serve as a jumping-off point for further discussion, brainstorming, and community investment. This vision plan seeks to inspire solutions and initiatives that will uphold the values of the Grand Marais community and realize an exciting, community-led vision for the future.

THE PURPOSE OF THE PLAN

See the Big Picture:

The Grand Marais Vision Plan presents a wide-angle view of the community, summarizing key assets, challenges, trends, and aspirations across a range of issues impacting the quality of life in the community. The Plan is a resource for residents, businesses, property owners, City staff, and other interested parties wishing to learn more about the community, its current conditions, and future direction.

Set a Course for the Future:

The Plan presents an exciting, community-led vision that describes how Grand Marais will look, feel, and function in the future. The vision is intended to be ambitious, but achievable - and rooted in the existing qualities, character, strengths, and assets of the Grand Marais community.

Guide Future Action + Decision-Making:

The plan establishes a framework of principles and goals for future planning and action. This framework serves as a guide for future decision-making and a jumping-off point for discussion, imagination, and action. Community members, City staff, and community leaders all have a role to play to realize the vision and priorities presented here.

THE PLANS DEVELOPMENT

The Grand Marais Community Vision Plan was developed through an eight-month, community-driven process, involving a range of community stakeholders - residents, businesses, property owners, and community leaders. Community members contributed their own ideas, concerns, and priorities to the development of the Plan through a hands-on community workshop and community survey.

Community input was supplemented by a comprehensive analysis of existing conditions that examined social and economic characteristics, housing, land use, parks, transportation, and other physical conditions. The vision, principles, and goals presented in the Plan represent an in-depth and collaborative effort to understand the forces shaping Grand Marais' future and establish a collective direction for the future.

GRAND MARAIS COMMUNITY GOALS

The following six community goals* are the product of a public process that solicited comments, input, and ideas from a broad cross-section of Grand Marais residents, businesses, and property owners. These goals define community priorities and provide high-level direction for future community action and decision-making.

Support and enhance local business.

Grand Marais is the hub of Cook County, known for locally-owned businesses and livable wages. Land-use and zoning decisions help ensure the long-term economic viability of the community.

Ensure access to affordable, lifecycle housing for all people.

The community is concerned about the growing expense of housing and access to a variety of housing types that can serve all people throughout their lives.

Invest in safe, people-friendly infrastructure that supports active living.

Infrastructure is aesthetically pleasing, enhances Grand Marais' historic character and is safe for people who use a variety of transportation modes.

Enhance the community's deep connection to the outdoors and active engagement with the environment.

Lake Superior and the surrounding area are to be protected and celebrated by the community and the City, to be preserved for active use today and for generations to come.

Encourage the expansion of sustainable energy uses.

Community members recognize the value of their unique natural environment. They value preservation, active use of the natural environment, and sustainability in all community practices.

Expand education for the mind, body, and soul.

Grand Marais treasures arts practices, advancing education in all forms, and opportunities for community education and community development.

*The Grand Marais Community Goals are extracted from [The Grand Marais Community Vision Plan](#) page 8.

*Planning Commission
Minutes
August 7, 2019*

Meeting was called to order by Hal Greenwood at 4:01 p.m.

Members present: Stacey Hawkins, Hal Greenwood, and Michael McHugh
Absent: Michael Garry and Tim Kennedy
Staff Present: Patrick Knight, Mike Roth, and Haden Hinchman
Others Present:

Motion by Hawkins, seconded by Mchugh to approve the proposed agenda. Approved unanimously.

Motion by Hawkins, seconded by Mchugh to approve the minutes of the June 5, 2019 meeting. Approved unanimously.

The Commission plans the upcoming meeting on the results of the Housing study. They ask staff to invite members of the community to be a part of the Housing summit. This summit will take place on September 4th at City Hall.

Patrick Knight presents staff plans to revitalize the community vision plan and details how the Planning Commission can utilize it.

Patrick Knight presents two new tools that will be utilized for an upcoming public survey about city code and standards.

There being no further business, the meeting adjourned at 5:02 p.m.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: September 27, 2019
SUBJECT: Housing Implementation Plan

Attached are a draft report of the September housing workshop and a draft Housing Implementation Plan. The main focus of the October meeting will be to discuss the plan and select items with which to move forward.

**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.



**Grand Marais Housing Plan
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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. 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.

Housing Regulations Implementation Plan

The **Grand Marais 2019 Housing Study** consists of the following components:

1. Existing housing inventory and analysis
2. Review of existing housing regulations
3. Identification of city's housing regulatory barriers/issues
4. Housing regulations best practices research
5. Housing regulations implementation plan

The findings from the first four components of the **Housing Study** are critical to understanding the **Housing Regulations Implementation Plan**. Component 1's existing housing inventory and analysis consists of a series of city-wide housing maps. A Housing Regulations Review, dated August 23, 2019, was completed for component 2. Findings from components 3 and 4 are summarized in the Housing Issues Workshop (June 19, 2019) and Housing Solutions Workshop (September 4, 2019) PowerPoint presentations.

The **Housing Regulations Implementation Plan** is a result of the first four components of the Housing Study. A Housing Solutions Workshop was held on September 4, 2019 for workshop participants from the community to discuss existing housing regulatory barriers/issues, hear about housing regulations best practices, and brainstorm potential solutions that should be prioritized in Grand Marais. Four key housing issues have been identified, which are:

1. Development of more affordable housing, particularly for year-round residents/workers and seasonal residents/workers
2. Development of more multi-family housing
3. Development of senior housing, e.g. smaller, lower maintenance, access to services, proximity to community amenities
4. Cost-efficient housing development that maximizes use of existing city utilities before requiring extension of city utilities

The **Housing Regulations Implementation Plan** is organized into the following table that identifies Priority Housing Regulatory Barriers to Address with corresponding Recommended Implementation Strategies. The Implementation Plan addresses recommended changes or updates to the city's Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Utility System Plans. These implementation strategies are organized in a somewhat sequential manner to enable them to be addressed individually and inform subsequent strategies. However, they could also be addressed as a more comprehensive study or an alternative sequence if an urgent need is identified for a particular regulatory topic.

Housing Regulations Implementation Plan

Priority Housing Regulatory Barriers to Address		Recommended Implementation Strategies	
#1	The current housing types allowed/defined in the Zoning Ordinance is limited to just four types, consisting of single family, two family, mobile/manufactured home, and multiple family dwellings.	#1	Expand and define a broader range of housing types that are allowed in the Zoning Ordinance’s zoning districts. These housing types could include smaller lot single-family houses, accessory dwelling units (ADUs), corner houses, courtyard/cottage housing, modular houses, tiny houses, row/townhouses, live/work units, senior independent living, senior assisted living, and small scale apartment buildings. A potential tool is to consolidate the residential uses for each zoning district into a table that shows all zoning districts together and which housing types are permitted in each district.
#2	The current lot and site dimensional standards are not substantially differentiated by zoning district or housing type, which may be a barrier to development of a broader range of housing types.	#2	Add dimensional standards in the Zoning Ordinance that differentiate between zoning districts and housing types. These differentiated standards should include smaller lot area minimums, smaller lot width minimums, potential removal of lot depth minimums, and increased lot coverage maximums.
#3	New housing types may require unique zoning standards and development procedures.	#3	Research zoning precedents for standards for each of the new housing types and amend the Zoning Ordinance to accommodate these housing types, such as ADUs, tiny houses, live/work units, and courtyard/cottage housing.
#4	Mobile home park and manufactured home regulations may be outdated and unclear, which may prevent these housing types from being considered as future options.	#4	Evaluate these two sections of the Zoning Ordinance (19.14 Subdivisions 13 and 16) and amend them to remove barriers for these two housing types, e.g. minimum site area of 5 acres and minimum lot area of 5,000 sq. ft. for a mobile home park, mobile home and manufactured home should have separate definitions.
#5	Multi-family housing (3 or more dwelling units) is not a permitted use in any zoning district, which may be a barrier to development of multi-family housing. As a conditional use only without clear standards, development proposals for multi-family housing are faced with meeting conditions that are vague and may not be supportive of multi-family housing.	#5	Develop required design standards for some or all multi-family housing types in the Zoning Ordinance, so that they can become permitted uses in one or more residential districts. Alternatively, design guidelines could be established outside of the Zoning Ordinance that are recommendations rather than ordinance requirements.
#6	The current residential zoning districts allow both urban (connected to city utilities) and rural residential (individual septic and wells) housing types, which prevents the Zoning	#6	Add a new rural residential zoning district to the Zoning Ordinance and remove standards for land not connected to city sewer from existing residential districts.

Housing Regulations Implementation Plan

	Map from regulating urban vs. rural development patterns in the city.		
#7	The Zoning Map does not reflect the city's existing and planned utility systems, which prevents the Zoning Map from identifying land that is developable for urban residential uses.	#7	Update the city's utility systems data to accurately reflect the existing system and planned/potential system extensions. Based on the identified utility systems, update the Zoning Map to rezone land to rural residential that is not planned for city utilities in the future.
#8	Unclear where and what amount of vacant developable land exists with access to the existing or planned city utility systems in the city today.	#8	Complete a review of the Zoning Map to align with the FLU map, identify vacant residential zoned land, identify vacant non-residential zoned land that could be rezoned to residential, identify land that has access to the existing or planned city utility systems, and identify land that is subdividable based on smaller lot size standards..
#9	Unclear where future multi-family housing types are appropriate / desired in the city. The Comprehensive Plan states that multi-family housing should be concentrated in a separate zoning district on the city's eastern side, even though multi-family housing is a conditional use in all residential districts.	#9	Facilitate a community dialogue about where various multi-family housing types are appropriate / desired in the future. Using this community input, update the Residential Areas Policies in the Comprehensive Plan, develop a Future Land Use (FLU) Map as an addition to the Comprehensive Plan that provides guidance for where various housing types are desirable in the future.
#10	The current development standards in the Zoning and Subdivision Ordinances are outdated and not beneficial in providing tools that result in desirable residential development, e.g. inconsistencies between Zoning and Subdivision standards, Subdivision design standards are very limited, Planned Unit Development procedure is not used.	#10	Update the Subdivision Ordinance to improve design standards for blocks, lots, streets and alleys, public spaces, stormwater management, and utilities. Update the Planned Unit Development standards to make it a usable procedure for future development, including new housing types like tiny houses.