

Moab Area Housing Task Force Meeting Minutes

Large Conference Room, Grand County Public Library

March 1, 2018

Chair Shik Han called the meeting to order at 11:04.

Minutes

Kalen Jones moves to approve the minutes from the February 1 meeting. Ben Riley seconds. Motion passes unanimously.

Open Items

City of Moab Update

- City is continuing through process to remove conditional uses. Jeff Reinhart notes this will help multifamily housing development substantially, as it makes it by-right use instead of conditional
- Jeff says he can share the PAD ordinance and other changes with the HTF as they get further along in the review process from Planning Commission
- Amy Weiser states that the USU campus project is starting conversations about housing development types (student housing, affordable, etc.). At one point, development was projected to include approximately 500 housing units. The process will still take months to come to a formal agreement/MOU.

Grand County Update

- City and County are pretty much close to a final draft for feasibility study (within the next week or two). Zacharia and Amy will be presenting to their respective councils soon about findings. The report indicates that only some development types will be feasible for assured housing.
 - City and County Councils will ultimately be the body who authorizes next step in the study.
 - Zacharia will present on March 20 at County Council. Amy will either present to City Council at the second meeting in March or in early April.
- County Planning Commission had a retreat and identified 2018 priorities: draft area plans for N191 and S191 corridors, and taking comprehensive look at updating the LUC use table
- The CED Department held an open house to gather initial feedback about a multiuse pathway along Spanish Valley Drive. Plan is from city limits to county border and will likely link to city's bike paths

Advocacy Committee Update

- This month, the group did not meet in person but has been sending out updates on important pieces of legislation to the HTF. Long-term, the committee plans to be an advisory body to City and County Councils. This year will be dedicated to figuring out how best to function to be effective, including setting timelines and policies as needed.
- Bills for 2019 legislature will start to be filed in May.

Public Outreach Committee Update

- As of yesterday, Facebook page for MAHTF is live!
- The committee is divided by responsibilities:

- Claire Spalding – newsletter; first newsletter will be sent out in April – committee plans to send newsletters out 2nd Monday of the month (Monday following the monthly HTF meeting)
 - Rikki Epperson notes that Claire will be leaving in a few months and will need to be replaced.
- JD McClanahan – Facebook page
- Jenna Whetzel – print media; Jenna plans to write a monthly column for local news outlets that will correlate with information sent in monthly newsletter
- Kaitlin notes that the committee plans to create an email subscription for non-HTF members to communicate goings-on, but she will start sending more specific items to separate HTF member email list

Presentation on Deed Restrictions

- Ben Riley, Jenna, and JD have been researching deed restrictions on three similar communities (Park City/Summit County, San Miguel County, and Aspen). They presented their findings to the HTF, including information about which entity administers DR, how each DR ties into the community’s inclusionary zoning policy, how they are funded and enforced, etc.
- Ben notes that Moab Area will likely study Park City’s model to replicate locally.
- HASU is slated to be the administrator of deed restrictions in the Moab Area, with City and County enforcing them; Ben says they seem “deceptively easy” to administer
- Next step: establish a subcommittee to further research how to develop a DR system in Moab Area, including members from City, County, Land Trust. The goal of the presentation and research is to develop Moab’s own DR system and present to City and County Councils to adopt.
- Jenna will forward on the PowerPoint presentation to the HTF.

New Business

Rachel Moody asks about code enforcement efforts of short-term rentals (STRs). Zacharia states that he will be presenting to the County Council on March 6. Jeff says the City hired Mona Pompili as the City’s code enforcement officer and they use STR Helper to monitor. Group discusses that, due to state legislature, listings on STR websites are no longer enough evidence to enforce illegal STRs.

Next Meeting

The next meeting will be Thursday, April 5 at 11:00 in the Large Conference Room of the Grand County Public Library.

Draft Upcoming Agenda Items

1. Set goals for the rest of 2018 (specifically noted that we will address this first at next meeting)
2. Matthew Starley will present his findings from the GeoDesign Workshop

Meeting adjourned at 12:03.