

Moab Area Housing Task Force Meeting Minutes

Large Conference Room, Grand County Public Library
February 1, 2018

Chair Shik Han called the meeting to order at 11:00.

Minutes

Amy Weiser moves to approve the minutes from the January 4 meeting. Kalen Jones seconds. Motion passes unanimously.

Open Items

1. Moab City Update

- a. Planning department is looking at updating the definition of “family”
- b. Planning is beginning to reinvestigate the proposed Planned Area Development (PAD) ordinance, specifically looking at provisions for subdivisions and for group/multifamily housing on a single parcel. PADs will be sure to include deed restrictions to be considered affordable housing. The dept. is tweaking the ordinance now, and then will send to the City Attorney and Planning Commission.
 - i. Shik suggests that this ordinance could be a good item on which the HTF could give feedback.

2. Grand County Update

- a. There are several rezones going through the legislative approval process.
 - i. Going to Planning Commission on Feb 13: two rezones – going from GB/HC (split-zoned parcel) to HC, located off Highway 191, and from RG to HC, located in Thompson Springs.
 - ii. Going to County Council on Feb 6: two rezones – going from RG to RS, located by Mill Canyon, and from LLR/HC (split-zoned parcel) to HC, located off Highway 191.
- b. Zacharia Levine should be receiving the results of the economic feasibility study soon
- c. The Utah State Legislature is moving quickly through bills this year, so whoever is interested in being a part of the Advisory committee to work on research of pertinent bills should let Zacharia or Shik know. Shik notes that he already has four people who are interested in joining this committee, listed later in the minutes.
- d. The County and HASU just submitted an application for \$350,000 in CDBG funds for HASU’s Wingate Village development.

3. Chair Updates

- a. Chair Han has been talking to community stakeholders about the HTF. His impression is that, on both sides of the conversation/spectrum about housing, an advisory and/or communication role from the HTF seems needed in the community.

4. GeoDesign Workshop Update

- a. Chair Han thanks all of the HTF members who attended the GeoDesign workshop on January 16-17 for participating. He says that Barty Warren-Kretzschmar (USU professor) and Matt

Starley (graduate student) will come back to Moab soon to present their findings from the workshop

- b. Emily Niehaus notes that she got an invoice from Hrishikesh Ballal (GeoDesign founder) for \$2,000. She says that Community Rebuilds and Real Estate Company of Moab (Rachel Moody) will be contributing and suggests that other HTF members do the same. Amy says she will check the City's Affordable Housing fund. Zacharia says the County has already spent its Affordable Housing fund and suggests that the group check the remaining balance of other contributions before he goes to ask the County.
- c. Kalen Jones suggests that there is a presentation to the City Council about the workshop, perhaps in conjunction with asking for funds.

5. MAHTF Operating Rules & Guidelines

- a. Zacharia states his appreciation for those who drafted the R&G and suggests that the HTF present all recent, significant changes to councils once everything is approved. Suggests to also get the documents codified.
- b. The group had extensive conversation about member voting rights and how that will affect the number of members needed for a quorum.
 - i. Discussion about setting a quorum
 1. In order to have a quorum, the Chair, one Vice Chair, and a HASU representative must be present. They are included in the total calculation of the number of people needed for a quorum.
 2. After some debate, the group decided that the quorum shall be set at 51% of HTF members. The Secretary shall keep records of active HTF membership that will dictate this number for each meeting.
 - ii. Discussion about HTF membership
 1. The group weighed several options regarding capping membership and organization vs. individual member voting rights. After much debate, the group decided that membership shall not be capped and that the organization component of membership shall be dropped.
- c. Amendments to the draft R&G:
 - i. Set the quorum at 51%, and the HTF shall revisit this rule later down the road.
 - ii. Remove the cap on membership.
 - iii. Remove the organizational requirement for membership.
- d. Zacharia moves to approve the Rules & Guidelines, with changes. Amy seconds. Motion passes unanimously.

6. Welcome Packet

- a. Amendment to the welcome letter: remove the last paragraph from the membership process section
- b. Amy moves to approve the Welcome Letter, with the changes. Kalen seconds. Motion passes unanimously.

7. Media/Communications Plan

- a. Amy moves to approve the HTF Media Plan. Jeff Reinhart seconds. The motion passes unanimously.

8. 2018 Organizational Structure

- a. Kalen moves to approve the 2018 Organizational Structure. Liz Dana seconds. The motion passes unanimously.
- b. Shik asks for members who wish to join the Communications subcommittees. Those members are as follows:
 - i. Public Outreach: Jenna Whetzel, JD McClanahan, Claire Spalding, Kaitlin Myers (as needed)
 - ii. Advisory: Zacharia Levine, Ben Riley, Jazmine Duncan, Liz Dana
 - 1. Emily suggests that, after the UT Legislative session is over, the HTF should ask Tara Rollins from the Utah Housing Coalition (UHC) if she would be interested in being involved with this committee. She also wonders if the HTF should become a member of the UHC.
 - 2. Rachel voices concern about the Airbnb ordinance coming back around and wonders if the City and/or County wrote resolutions about it. Senator Hinkins told her he was hearing mixed messages and would like to see a joint city-county resolution. Rani Derasary says that Mary McGann (County Council Chair) started one, but Rani does not know where the County is in the process. Rachel asks the City and County to work on this. Jazmine notes that Castle Valley has written a resolution on this, but it was not joint.

Shik left the meeting at 11:39. Vice Chair Weiser takes over.

New Business

1. Community Rebuilds Update

- a. CR just got a new group of students today - 16 interns "and a wingman."
- b. Two houses will be located on one parcel off Locust Lane, and one will be in the Grand View subdivision, located on Lasal Avenue. Both sites are trailer replacements.

2. HASU Update

- a. The newest homes of Valley View will have an open house on February 28 from 1-5. They will tentatively have a photo op/speech around 2:00.
- b. Ben says that HASU is in crazy mode with the MAPS development and is in the process of getting a subdivision with the City. He says that the new tax plan is causing tax credits to plummet in value. HASU is tentatively looking at a \$500k-\$1mil shortfall and may need to go back to the Utah Housing Corporation to ask for more.
- c. Ben, Jenna, and JD have been working on researching deed restrictions in other resort communities and would like to present at a future meeting.
- d. HASU is working on doing Mutual Self Help builds in Blanding and is looking for qualified applicants.

Next Meeting

The next meeting will be Thursday, March 1 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
2. City/County report back on joint resolution
3. Presentation on deed restriction research

Meeting adjourned at 11:49.

DRAFT