

# Moab Area Housing Task Force Meeting Minutes

*Large Conference Room, Grand County Public Library  
August 2, 2018*

Vice Chair Zacharia Levine called the meeting to order at 11:04.

## Minutes

Ben Riley makes a motion to approve the minutes from the July 5 meeting. Greg Halliday seconds. Motion passes unanimously.

## Open Items

### City of Moab Update

City staff was not present at the meeting. Updates are given from Vice Chair Levine, Ben Riley, and others on the City's behalf.

- The City has hired Tracy Dutson as the new Senior Projects Manager. He will be working three days a week and is currently commuting from the Salt Lake City area. Tracy has previous experience working on low-income housing development projects; he was the mayor of Rockville, UT, and has some professional experience working with HASU and other HTF members. He is set to start mid-August.
  - HTF members discuss whether he should be the next City Vice Chair to replace Amy Weiser. According to HTF policy, this position should be appointed by David Everitt.
- Planning staff presented the proposed PAD ordinance at City Planning Commission. No members at the HTF meeting attended the PC meeting, so advocacy committee will follow up with Jeff Reinhart about feedback from the meeting.

### Grand County Update

- CED staff and County Planning Commission held two open houses on July 10 and 31 on the High Density Housing Overlay (HDDO). Staff is pleased with the turnout, guessing there were about 50 people at each event, and high participation on Facebook. The next step will be to compile and share comments with PC, HTF, and others as appropriate and work with PC to update the proposal as needed. Staff is hoping to hold a public hearing on the proposal at the PC in September.
  - Councilmember Greg Halliday has been getting a lot of negative comments on the proposal, but Vice Chair Levine feels CED staff has received more positive comments and have received more substantive feedback.
  - Moving forward, it will be critical that HTF and others show up to support when it goes to PC/CC.
    - Rachel Moody suggests that people who are going to benefit from this are the ones who need to speak out. HTF should reach out to these groups to ask for support. Jim Webster wonders how to best gather support and suggests drafting a formatted letter to distribute for signature. Rikki Epperson suggests creating an infographic to explain the impacts of the proposal. Members of the advocacy and/or public outreach committee should work on this for the next meeting.

- Audrey Graham and other HTF members are having conversations with residents to clear up misunderstandings about 80% requirement and the county's intent to build out the valley, stating that the proposal just gives an opportunity to property owners, but density increase is not guaranteed.
- Zacharia is working on updating assured housing draft to send to City and County to review within the next couple of weeks.
- CED has a new Planning and Zoning Administrator named Kenny Gordon. He has former drafting and surveying, and CED staff is excited to have him aboard.
- Zacharia is working with Jenna Whetzel on the CDBG grant; is waiting on contract from state.
- The County's CRA is starting to move through formal process to establish the project area and budget.
- This fall, CED will select an engineer to survey Spanish Valley Drive to move forward with the active transportation plan; Lynn Jackson set aside money for pre-development in County's general fund

### Advocacy Committee Update

Committee plans to draft letters of support for HDDO and PAD ordinances.

### Public Outreach Committee Update

- Jordan Deschamp will replace Claire Spalding on the committee. Jordan is one of the new Community Rebuilds VISTAs; the other VISTA is set to arrive later this month.
- Committee to ask Amanda to share HTF updates and meeting notices on HASU's Facebook page

### New Business

Meeting members decide to postpone the "Housing is economic development" discussion and instead discuss marketing and messaging strategies for the County as HDDO heads for public hearing.

- Rachel suggests presenting HDDO to Chamber of Commerce in August and/or September
- Discussion: How to reach realtors, other than distributing information to the email lists? HTF members share struggles with how to communicate generally with realtor community.
- Messaging suggestions:
  - Focus on transportation corridor
  - Design standards: to make denser housing more palatable; permaculture requirements for new development
  - Difference between growth in tourism and greater demand for housing units
  - Absorption rates make large developments possible
  - Present statistics on people currently looking for housing; Rachel says realtors are no longer helping service industry workers look for housing, they are going to HASU and CR instead.
  - Greg emphasizes brevity and clarity in the HTF letter. It will be important to solicit letters, but it will also be important to have people speak in person to council about his/her personal housing struggles. Will require a personal outreach on behalf of HTF members.
  - Infrastructure discussion
    - Develop infographics about infrastructure development with increased growth

- Water – will be considered just the same as other infrastructure; just a limit to growth, does not mean we simply stop
- CIB funds to develop SVD? – will be difficult for developers to pencil out development if they have to improve large expanses of road/water/sewer

### Next Meeting

The next meeting will be Thursday, August 2 at 11:00 in the Large Conference Room of the Grand County Public Library.

### Draft Upcoming Agenda Items

1. Review form letter to solicit support on the HDDO policy
2. CED to potentially present an update on opportunity zone funding.

Meeting adjourned at 12:08.