

Moab Area Housing Task Force Meeting Minutes

*Large Conference Room, Grand County Public Library
December 6, 2018*

Chair Ben Riley called the meeting to order at 11:03.

Minutes

Jenna Whetzel moves to approve the November meeting minutes. Jazmine Duncan seconds the motion. Without further discussion, the motion carries unanimously.

Open Items

City of Moab Update

- The City closed on the Walnut Lane property and passed the Workhouse Affordable Housing Opportunity Ordinance (WAHOO) in November.
- City Council is still deliberating on the Planned Affordable Development (PAD). They will receive public comment at a Town Hall event next Tuesday, December 11. Major concerns still include on-site parking, building height, and occupancy limits, and HTF members have discussion about the merits and consequences of occupancy limits and various levels of parking requirements.
- Next Wednesday, December 12, the City Council will host a workshop about Living Community Challenge as a framework to guide future city development.

Grand County Update

- The County Council approved the Assured Housing (AH) ordinance in November and continues deliberations on the High Density Housing Overlay (HDH). Recent changes to HDH include adding/changing parcel designations in overlay, adding a unit-based sunset clause, potential removal of retiree/caretaker designations, final plat approval timeline, and minimum design standards. Councilmembers also expressed interest in a joint city-county visioning process for future growth and development in the Moab area.
- County Council adopted a resolution to join C-PACE, which provides an avenue for developers to finance clean energy retrofitting for commercial projects. Rosemary Russo of the City is also working on a workshop on this in January
- A local engineer is working on a presentation to update the County's road and parking standards

Advocacy Committee

Committee will develop a letter to the City Council with a recommendation and commentary on PAD parking requirements.

Public Outreach Committee

See notes for Housing Q&A Event.

New Business

Housing Q&A Event

A citizen recently approached Kaitlin Myers about organizing an event to explain and answer questions about the City and County's recent affordable housing ordinances. At the meeting, members of the HTF suggested reaching out to the League of Women Voters to organize an event, and agree an event could

be a good opportunity to highlight all housing accomplishments in 2018. Members also suggest developing a bullet point list of the recent housing ordinances to distribute to developers, realtors, and other relevant parties.

City Updates to Municipal Code Use Table

Rachel Moody brings up discussion about City removal of short-term rentals from the C-2 zone. HTF members discussed the item but will not formally engage in the issue, as it is not directly related to housing; the HTF is a pro-housing group, not one that takes stances against short-term rental uses.

Other Updates

Chair Riley requests that all agency reports, including Community Rebuilds, HASU, and MACLT, be at the beginning of the meeting, not the end.

Moab Area Community Land Trust (MACLT)

MACLT has had some changes to its board, adding new members and replacing one member. It will meet with Scott Loomis and Amy Rowland to discuss some funding mechanisms for development infrastructure next week.

Community Rebuilds

CR will host an open house for two new houses on Friday, December 14 from 3-7. The next open house will be for the employee bunkhouse build, which is anticipated to finish construction at the end of January. Next semester, CR will be building twinhomes and one single-family house.

Housing Authority of Southeastern Utah (HASU)

HASU will host an open house on Thursday, December 20 from 4-7 to celebrate the final phase in the Valley View subdivision, which includes 28 houses. Low-Income Housing Tax Credits (LIHTC) will be awarded next week. The MAPS subdivision application is being reviewed by City staff.

Future Considerations

- Continue development of the Housing Q&A and/or 2018 recap event and materials
- Discuss 2019 priorities

The next meeting will take place on Thursday, January 3 at 11:00 at the Grand County Public Library.

Meeting adjourned at 12:16.