

Moab Area Housing Task Force Meeting

11:00 on April 4, 2019

Large Conference Room, Grand County Public Library

Chair Ben Riley was unable to make the meeting. Jenna Whetzel took his place and called the meeting to order at 11:01.

Approval of Minutes

Jazmine Duncan moves to approve the March 7 meeting minutes. Kalen Jones seconds the motion. Without further discussion, the motion carries. Three members of the HTF abstained because they were not at the March meeting.

Open Items

City Updates

The PAD was going to be on the City Council's agenda next week (April 9), but it will be postponed. However, the Council will review a draft RFP for the Walnut Lane project at the meeting.

The new planning director set to start April 15. City has not yet started the process of hiring additional staff for this office.

Kalen Jones prepared a brief presentation on the Vail InDeed program.

- Vail InDeed is a deed restriction program which aims to preserve existing units for working residents; they place limits on occupancy, not on income or resale rates. One occupant per household must average working 30hr/week in Eagle County to qualify.
- Vail has approximately 7200 housing units, with 4200 as second homes and only 700 deed-restricted units. Of the 1500 currently not deed restricted, almost all convert to second homes at resale.
- Kalen explained how Vail prices the deed restriction sales, who the target unit types and occupants are, and which other communities are also looking to follow a similar model.
- George Ruther has said he would come down to Moab to present further on the program; HTF members expressed interest in planning this event.

County Updates

- County Staff, Planning Commission, and Council continue to work with the City and Landmark Design on the joint land use planning effort and overnight accommodations moratorium. It is a standing agenda item on county meetings, and the group has held an advisory committee meeting and two public open houses, now working through comments received. Based on public feedback, they are now working on developing a suite of zoning tools/options to present back to the public in late April or May.
- The County is now processing formal HDHO applications, and has received one complete application to date. Staff will bring proposed minor amendments to the Planning Commission in a public hearing on April 23.

- The dark skies outdoor lighting ordinance passed on Tuesday, April 2. Friends of Arches and Canyonlands has a pot of money that can be used to help low-income residents come into compliance. The City Planning Commission will hold a public hearing for a similar outdoor lighting ordinance on April 11 at 6:00.

Advocacy Committee

No updates, but discussed looking at bullet points to create an HDH how-to guide to present to the real estate and development communities, Chamber, etc.

Public Outreach Committee

See below.

Local Agency Updates

Housing Authority of Southeastern Utah

- HASU finally hired someone, who is set to start on Monday.
- Wingate Village's final plat will go to a public hearing at County Council on April 16.

Community Rebuilds

The 808 Millcreek subdivision passed at Planning Commission and is now headed to Council for approval. Interns will finish the demo of the old structure this weekend to finish clearing the lot. This subdivision will be developed to Living Building Challenge standards, which will hopefully inform future building practices for other CR homes.

New Business

Development of an HDH brochure

Members discussed creating a how-to brochure for the HDHO – how to bring a project from conception to construction and then to sale or lease – to be presented and distributed to the public

Develop monthly schedule and template for written housing updates

Members discussed the idea of starting a monthly, short column-writing exercise as a way to develop internal knowledge, and to help spread the knowledge to the community. The writing template will be approximately 300 words, and the author of the column will change monthly. The public outreach committee will meet to create this template and schedule.

Discuss potential 2019 outreach event schedule

HTF members discussed planning regular housing-related community events, starting with presentations on Vail InDeed and the HDHO.

The meeting adjourned at 12:00.