

Moab City Planning Commission Item

Meeting Date: January 9, 2020

Title: ORDINANCE 03-2020 AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE Section 17.69.050E TO MODIFY THE MIMIMUM SQUARE FOOTAGE FOR CONSTRUCTION OF WORKFORCE HOUSING UNTIS FROM 1,000 SQUARE FEET TO A MINIMUM OF 400 SQUARE FEET.

Disposition: Discussion and possible recommendation to City Council

Staff Presenter: Nora Shepard, AICP, Planning Director

Attachment(s):

Attachment A: Proposed Ordinance

Recommended Motion:

I move to forward a positive to the City Council on Ordinance 03-2020 Amending the Moab Municipal Code to modify Section 17.69 050 E to reduce the minimum size for Assured Workforce Housing Units from 1,000 sq. ft. to 400 sq. ft.

Background/Summary:

On November 13, 2018, the City adopted a new chapter 17.69 of the Moab Municipal Code to require new overnight accommodations to provide Assured Workforce Housing. The ordinance has been in place for over a year and the staff is recommending that the Planning Commission and City Council make an amendment to allow for smaller, studio units to be allowed to qualify for the required assured workforce housing.

Section 17.69.050 E currently reads as follows:

The area of affordable housing units built pursuant to the construction requirement shall be an average of not less than one-thousand square feet per unit. Developers shall provide a mix of one bedroom and larger units based in the expected needs of the project, as further specified in the development improvements agreement and/or the LURA.

As the staff has been working with developers to satisfy the requirement for assured workforce housing, it has come to our attention that there is a need for smaller, studio unit that may not be a minimum of 1,000 sq. ft. in floor area. The City wants to provide a variety of housing unit types and sizes that are available for workforce housing. One product type that Moab lacks is a small studio unit for 1 or 2 people. The proposed amendment would allow a smaller unit (minimum of 400 sq. ft.) in a studio configuration.

The proposed language would read:

17.69.050:

The area of affordable housing units built pursuant to the construction requirement shall be an average of not less than four hundred square feet per unit. Developers shall provide a mix of studio, one bedroom and larger units

based in the expected needs of the project, as further specified in the development improvements agreement and/or the LURA.

Items for Discussion:

There was significant discussion and public input at the time of the adoption of the Assured Workforce Housing code provisions. It seems that there was concern over having too many people in a unit that is too small. Affordable units of all sizes could be subject to overcrowding. There is a demand for small, studio apartments accommodating 1 or 2 people. In many cases, workers from a new OA development cannot afford a larger unit and/or would prefer to live alone without other roommates. The reduction in the minimum size would provide more flexibility for project to provide workforce housing that meets the needs of their employees.