ORDINANCE # 2020-03

AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE SECTION 17.69.050E TO ALLOW THE CITY COUNCIL TO CONSIDER SMALLER UNIT SIZES FOR WORKFORCE HOUSING UNITS THAT ARE BUILT ON SITE AT THE TIME OF PROJECT CONSTRUCTION.

The following findings describe the intent and purpose of this ordinance:

a. The City has enacted Title 17.00, Zoning, of the Moab Municipal Code, which governs land use and development within the City Limits.

b. From time to time the City undertakes revisions of Title 17.00 to improve the quality of land development and align the Code with state law and contemporary planning concepts.

c. The City finds that this ordinance will serve the public health, safety, and welfare, and that adoption is in the best interest of the Moab community.

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e. This ordinance was reviewed by the Planning Commission on February 13, 2020, and the Commission favorably recommended approval of the ordinance to City Council.

f. Section 17.69.050E currently requires a minimum of 1,000 square feet for a unit size.

g. There is a demand in the community for smaller, studio affordable units.

h. The City supports construction on workforce housing on the development site to be built concurrent with the project and that housing should meet the needs of the employees of the project.

i. The Moab City Council should be able to discuss flexibility of unit size and configuration for projects that plan to build workforce housing as a part of the overall project, on site and available to future employees.

j. The City of Moab has recognized the need for Assured Workforce Housing by requiring that all new Overnight Accommodations provide assured workforce housing units and has adopted Section 17.69 of the Moab Municipal Code (MMC).

Therefore, the City of Moab hereby modifies MMC 17.69.050E to reduce the minimum square footage from 1,000 square feet to 400 square feet and adds a studio unit as an acceptable configuration, as noted below:

17.69.050:
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 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.

As an incentive to get workforce housing built on site, concurrent with the development of the project and that targets the affordability needs of the future employees of the project, the City Council may consider a smaller unit size and/or different configuration.

PASSED AND APPROVED in a public meeting of the City Council by a majority vote of the Moab City Council on the ___ day of __________, 2020. This ordinance shall take effect immediately upon passage.

SIGNED:

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Emily S Niehaus, Mayor

ATTEST:

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Sommar Johnson, City Recorder