Moab City Planning Commission Agenda Item
Meeting Date: June 11, 2020

Title: Presentation and Discussion of Incremental Development Alliance Workshop with City Council

Disposition: Presentation and discussion

Staff Presenter: Kaitlin Myers, Senior Project Manager

Background/Summary:

On May 26, the Incremental Development Alliance (IncDev) gave a presentation to the City Council during a workshop session.

In March 2020, the City and County collaborated to host a series of events about small scale development with the Incremental Development Alliance (IncDev), but some of these events, including a presentation to elected officials, were overshadowed by the rapidly changing news of COVID-19.

Staff worked with Jim Kumon, the Executive Director of IncDev, to create a focused follow-up presentation for Council, which took place as a workshop before the regular meeting on May 26, 2020.

The workshop focused on how to facilitate small-scale, incremental development in the City, with “small-scale development” being larger than an ADU add-on, and smaller than a PUD or PAD development; think, the possible creation of a new “PAD Lite.” The presentation primarily provides examples of the opportunities, risks, and barriers to develop two to twelve units in the City’s R-3 Multi-Household Residential Zone. After the presentation, Jim facilitated conversation with the Council about possible ways to improve the Zoning Code to support small-scale housing for our workforce.

Staff is bringing this presentation to the Planning Commission for two reasons. First, to inform them of the presentation and discussion that took place during this workshop. Second, to hold a conversation with the Planning Commission about amending the City’s Zoning Code to better facilitate small scale development projects, including the possible creation of a “PAD Lite” and/or amending the current PAD ordinance to be a more useful tool to develop affordable housing in the community.