

Potential Project/Policy	Zoning/Policy/Project	Description
ADU changes	Zoning	Amend ADU regs to consider reductions in setbacks/building height, etc.
Code amendments to allow tiny homes and a tiny home village	Zoning	Allow tiny homes, camp park homes, etc in some Zoning Districts
Evaluate vacant properties and consider changes in zoning to allow employee housing.	Zoning	Could be an overlay or a form of PUD
Consider allowing 4 stories for Employee housing in some zones (R-4 and C-4)	Zoning	Could be an overlay. Designate specific parcels? Only allow if deed restricted?
Allow Bunkhouses/Dormitories in some zones	Zoning	These types of uses are not explicitly allowed in the current code.
Amend the PAD and allow it in the R-2 Zone	Zoning	The PAD has not been used, other than for Walnut Lane. Need to clarify language and consider changing parking requirements. Make the PAD a permitted Use
Amend parking requirements for Employee housing	Zoning	Parking can be a limiting factor in development of employee housing
R-3 Density	Zoning	At this time, R-3 allows over 20 units/acre without any requirements for affordability. Discuss changes to the base density and incentives for employee housing

RVs as temporary, emergency housing	Policy	Allow RVs to be parked, off street, in residential neighborhoods. Could include camping (tents). Would be seasonal April-November. TZO?
Short term employee RV park in C-4.	Policy	Allow an owner of a commercial parcel to use their property for employee housing. Either permanently, or as a short term measure until more units are constructed. Consider allowing these parks to convert to overnight RV parks in the future, or not
Enforce illegal nightly rentals in residential zones	Policy	There are likely many nightly rentals happening now that are not licensed or allowed in the residential zones. Some are "grandfathered" as Established OAs, but many are not
Consider a housing mitigation/replacement program	Policy leading to Zoning	When someone comes in with a new project that displaces existing employee housing, they could have to pay a fee into the City's housing fund, or replace the affordable units on-site or off-site
Possible acquisition of property and doing a public/private employee housing project	Policy/Project	There are some larger parcels that may be a great location for Employee Housing, but is not affordable in today's market
Purchase of homes and rent out bedrooms to employees	Project	



<b>Target Group</b>	<b>Pros</b>	<b>Cons/Impediments</b>	<b>Timeframe</b>
All categories	Low hanging fruit - this is already in the process and can be accomplished fairly easily	Reduced setback and building height changes may be objectionable to neighbors	6 months
All categories	There are more and more manufacturers that are building tiny homes and tiny home villages. Affordable	Building Code Compliance, Management	6 months for code changes, unknown for actual projects
All categories	Control over where the employee housing goes	Zoning map amendments can be difficult. Won't see results for several years	8 months for code change. Over 2 years for a real project
All categories	Could provide incentives needed to make projects feasible.	There are currently no 4-story structures in Moab. Could be objectionable. Does fire have apparatus to serve 4 floors?	Code Change - 6 months
Seasonal, low income	May help outdoor activity businesses or large employers to house Seasonal employees. Facilitates shuttle service	Would need to address Building Code concerns. May be inconsistent with our existing neighborhoods	6 months
Seasonal, low income qualifying for income deed restriction	Allows consideration of higher density in the R-2, income deed restricted	Neighborhood Objection. Reduction in Parking may be objectionable.	6 months
All categories	May make some projects more feasible.	Not enough parking creating neighborhood impact	8 months
Missing Middle, Year-round residents	Will help to provide employee units. Takes some pressure off of the R-3 Zoned properties that are being reused for luxury second homes. May help with rising property values based on current zoning	Density is always controversial. Some property owner may see this as a "downzone."	8 months for code change.

	Could be a stop gap for our current crisis situation. Could be done quickly.	Not a long term solution. Building and health code issues	ASAP
Seasonal, low income, Temporary	Could be a stop gap for our current crisis situation. Would not have to be a permanent Code Change. Provides a short term solution.	Building Code/Health Department Issues	3 months
Year-round full time employees	Allow more of our older housing stock to be used as permanent residences or long term rentals	The City cannot use nightly rental housing websites (Air BnB, VRBO, Vacasa) to check for violations. Time consuming for enforcement staff. Objectionable to those who currently operate illegal OAs	
Low-Income year-round employees	May reduce loss of current affordable housing with second homes	Would need legal input and likely an update of the BAE Studies based on today's conditions. May seem burdensome to developers	1-year
All Categories	May be necessary for a project to be economically feasible	The City does not currently have funding or staff to contribute to this option	2-years+
Temporary Housing, Seasonal Housing, Homeless	Allows the City to recruit employees. They could stay until they find a more permanent residence	The City lacks funding for purchase of housing. Management may be a burden	2-years+



**Comments**

Changes have to be made to the ADU ordinance due to state law anyway. Planning Commission is currently working on this

Allowing density alone does not guarantee employee housing. This has been demonstrated throughout the Country. It allows property values to be based highest possible density, without affordability consideration.

Examples are Ouray and Crested Butte.  
Staff has researched those "emergency"  
provisions.

Some large commercial landowners may be  
willing to look at this as a temporary use of  
vacant land.

Would require a change in State Law

Salt Lake City has such a program.

The City has committed to working with UDOT on a trial shuttle for 3 years. This project could fill this need.

This should probably be done whether or not any other policy or zoning changes occur.