

**Moab City Council Agenda Report  
Resolution 33-2021**

**TO FORMALLY INITIATE PROCEEDINGS TO AMEND THE MOAB MUNICIPAL  
CODE (MMC) SECTIONS 17.45 SINGLE-HOUSEHOLD RESIDENTIAL ZONE, 17.48  
MULTI-HOUSEHOLD RESIDENTIAL ZONE, 17.51 R-4 MANUFACTURED  
RESIDENTIAL ZONE TO ADD A REQUIREMENT THAT NEW RESIDENTIAL  
DEVELOPMENT OF MORE THAN 2 HOUSEHOLDS BE SUBJECT TO A  
REQUIREMENT THAT SOME OF THE UNITS MUST QUALIFY AS ACTIVE  
EMPLOYMENT HOUSEHOLDS AND/OR SUBJECT TO DEED RESTRICTIONS  
REGULATING THE USE OF THE UNITS AS WORKFORCE HOUSING**

**Date of Report:** October 6, 2021

**Date of Meeting:** October 12, 2021

**Presenter:** Nora Shepard, Planning Director

**Background**

As has been discussed in previous City Council meetings, the City is moving forward on various code amendments to support the construction or preservation of Workforce Housing. In the past year, the City has seen an uptick in applications for new multi-household development. Several townhome projects have moved forward in the R-3 Zone. The units that have been constructed are selling at prices that most employees cannot afford. There is no mechanism in our current code to protect existing housing stock, or to encourage or require workforce housing. Attached as Exhibit A is a summary chart of inquiries and that the Planning Department has received regarding multi-household housing.

**Proposed Resolution**

Attached as Exhibit B is a draft Resolution initiating code amendments in the residential zones. The primary purpose of this effort is to require or incentivize workforce housing with new developments. This process is expected to take many months and will include extensive public involvement.

The initiation of the process means that any new applications received after the adoption of the Resolution may be subject to the new regulations. This can be in effect for 180 days.

The language in the Resolution provides a summary of what the city intends is as follows:

*The Moab City Council directs staff to draft amendments to the Moab Municipal Code (MMC) Sections 17.45 R-2 Single Household and Two Household Residential Zone, 17.48 R-3 Multi-household Zone, and 17.51 R-4 Manufactured Residential Zone to add requirements that new residential development of more than two households be subject to a requirement that some of the units must qualify as Active Employment Household and/or be subject to deed restrictions regulating the use of the units as workforce*

*housing. This shall include consideration that existing workforce units remain or be addressed on-site must as a part of the new development.*