

**CITY OF MOAB, UTAH
CITY RESOLUTION NO. 33-2021**

**TO FORMALLY INITIATE PROCEEDINGS TO AMEND THE MOAB MUNICIPAL
CODE (MMC) SECTIONS 17.45 R-2 SINGLE-HOUSEHOLD AND TWO-HOUSEHOLD
RESIDENTIAL ZONE, 17.48 R-3 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**

WHEREAS, Section 10-9a-509 of the Utah Code Annotated authorizes the City of Moab to initiate code amendments if the land use authority, on the record, formally finds that a compelling, countervailing public interest exists that would be violated if new applications are received and approved for new residential development under the current zoning regulations.

WHEREAS, MMC 17.12.190 defines "formal initiation" means the earliest of 1) publication of a City Planning Commission or City Council agenda in which the amendments is subject of an agenda item or public hearing or 2) the effective date of a resolution by the City Council stating that the City has formally initiated an amendment to the land use regulations.

WHEREAS, from time to time the City undertakes to revise its zoning ordinances to improve the quality of land development and align the Code with state law and contemporary planning concepts.

WHEREAS, the City has also adopted the 2016 Moab Area Affordable Housing Plan, the City and other agencies have implemented many of the Plan's recommendations, and the City is in the process of reviewing additional barriers to the construction of housing in the community.

WHEREAS, the City Council is in support of eliminating barriers to increasing the inventory of workforce housing.

WHEREAS, the stock of workforce housing in Moab is being replaced by new townhomes and condominiums that are not affordable for Workforce Housing and are being built for the second home market.

WHEREAS, persons employed in Moab are unable to afford housing given current wage and housing trends.

WHEREAS, the cost of housing has become increasingly unaffordable, with a median home prices have increased 22% from last year from \$400,000 to \$490,000, which is unsupportable by the annual household median income of \$52,000.

WHEREAS, the lack of affordable housing can result in crowding, undesirable living conditions, lack of funds available for other basic needs, and a decrease in the quality of life for Moab workers and their families.

WHEREAS, the supply of rental units available for workforce housing are at an all time low.

WHEREAS, the Moab City Planning Department has received application or inquiries for numerous multi-household projects on parcels that currently contain affordable Workforce Housing that will be removed and replaced by higher-finish market units that are unaffordable for the Moab area workforce.

WHEREAS, there are many parcels in Moab that are underutilized and property owners are selling the properties to developers who intend to remove existing workforce housing units and replace them with market-rate units that are not affordable for workforce housing.

WHEREAS, employers in and around Moab are unable to hire employees because of this lack of affordable Workforce Housing.

WHEREAS, the City finds that there is a countervailing public interest to adopt this resolution to initiate a review of the residential zoning districts because market conditions are not supplying the needed numbers of affordable housing units for Moab.

WHEREAS, this process is one of many strategies being considered by the City of Moab to address our workforce housing needs.

NOW, THEREFORE BE IT RESOLVED that the Moab City Council is initiating amendments to the residential zones in Moab as to ensure that new development includes Workforce Housing in the project and that existing workforce housing units are maintained or replaced.

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.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council this 12th day of October 2021.

SIGNED:



Emily S. Niehaus, Mayor

ATTEST:



Sommar Johnson, City Recorder

