

**MOAB CITY PLANNING COMMISSION
SPECIAL MEETING MINUTES--DRAFT
March 29, 2022**

The Moab Planning Commission held a Special Meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=3uuqJJBM8I.

Call to Order:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Planning Commission Members Becky Wells, Jeremy Lynch, Ruben Villalpando-Salas and Jill Tatton attended in person and Commission Member Jessica O'Leary attended via electronic means. City Council Liaison Luke Wojciechowski, City Planner Cory Shurtleff, Assistant Planner Jessica Thacker and Recorder Sommar Johnson also attended. Five members of the public attended in person.

Citizens to be Heard:

Kyle Kaiser: Zoning is a blunt and misguided approach to addressing a complex problem. This ordinance ignores the economics, market forces and motivations at play in a way that will have a negative effect on the affordability, availability and amount of housing in Moab. It will create swift and detrimental side effects in surrounding zoning and the Moab housing market will grind high density development to a halt and actually reverse it by pushing development towards less density. Simply put, any restriction on housing will result in less of it. If it seems clear that we do not have enough supply now, this will make it worse. A restriction on development will only spur developers to find profit in other ways; in this case, by subdividing parcels, building twin homes, building high-end single-family homes and subsuming commercial zoning for residential purposes. Instead of a high-density residential downtown, you're going to see demolition of existing homes, subdividing and construction of high-end twin homes and single-family residences in the City center, further exacerbating the housing issue the City is trying to alleviate and wasting the potential of high-density residential land. Commercial zoning will be taken over by high-density residential due to lack of restrictions. You have commercial zoning turned into residential housing instead of places of business. Where will those businesses go or where will it be possible to have your business? I have already witnessed plans for multiple c4 zoned properties to be converted to residences. We have a zoning code in Moab notable for its exclusionary nature. Many uses and density options are excluded from being built. It has gotten worse over time and it is what has led us here today. The high density overlay in the County, an inclusionary zoning measure, was strongly supported by developers and brought many projects and proposals out of the woodwork. Because of it, many aimed at providing housing for the community. It enabled housing where it wasn't a possibility before. It made housing possible. This is in opposition to the currently considered ordinance, which imposes further restrictions and requirements on existing zoning; in short, the ordinance in its current form only serves to make things less possible than before. It retards development. Developers and landowners want to meet demand wherever it is, including for local workers and rental housing, but it still has to pencil out. The current state of City zoning makes that very difficult and this will only serve to make it worse.

Katilin Myers: Speaking on behalf of the Moab Housing Task Force, we wholeheartedly voice our support of this and highly recommend that the Planning Commission forward a favorable recommendation. In the Affordable Housing Plan, which the Housing Task Force is involved with authoring, there are recommendations by this body that recommend provisions for greater flexibility in setting county land use codes to support residential development and there are also

recommendations to expand the use of deed restrictions to protect existing and new affordable housing in our community as we've seen in the letter [submitted earlier]. The letter is signed by private citizens living in this community, nonprofits who support housing and supportive services for tenants in native housing as well as local businesses: hotels, restaurants, bike shops-the whole range. While I am the only one here speaking for this body, there is overwhelming support in this community for more attainable housing, more workforce housing, and this is a groundbreaking step by the City to ensure that as we build out we will have housing for our workforce. We are entering into an economic crisis, not just a housing crisis, because we don't have housing for our workforce.

Commission Chair Marienfeld summarized written comments received by the Commission.

Designated Active Employment Units (AEU) Recommendation—Approved

Discussion: Planner Shurtleff summarized history and updates to Proposed **Ordinance 2022-05**: An Ordinance Amending the text of the Moab Municipal Code (MMC) Section 17.48 R-3 Multi-Household Residential Zone, and 17.51 R-4 Manufactured Housing Residential Zone, to add a use parameter requirement to the Multi-Household Permitted Use, such that 42.5% of units be designated as Active Employment Units (AEU) to be occupied by Qualified Active Employment Households (AEH). Discussion ensued regarding affordability for developers, attainable housing in various zones, comparisons to the free market in other communities, and other topics. Commission Chair Marienfeld stated her support for the proposal. Commission Member O'Leary thanked the public for their comments and concurred with Marienfeld. Commission Members Wells stated her concern that the proposed ordinance would not allay the workforce housing crisis. She brought up the County's high density overlay and noted the City's relatively small parcel sizes and said the AEU restrictions would be ineffective. She recommended applying such restrictions to large projects and also noted local resistance to townhomes. Apartment units, attainable housing as compared to affordable housing, inflated market rates and density, inclusionary ordinances, deed restrictions, parking and building heights were mentioned. Council Liaison Wojciechowski stated he was not interested in stifling development but expressed concern about second homes and loss of affordable housing stock. ***Motion and Vote:*** Commission Chair Marienfeld moved that the Moab Planning Commission positively recommend to Council **Ordinance 2022-05**, an ordinance amending the text of the Moab Municipal Code section 17.48 R3 multi-household residential zone, and 17.51 R4 Manufactured Household residential zone, to add a use parameter requirement to the multi-household permitted use such that 42.5 percent of units be designated as Active Employment Units to be occupied by qualified Active Employment Households with the addition of the modification as recommended by staff on the record earlier this evening. Commission Member O'Leary seconded the motion. The motion passed 5-1 aye with Commission Members Marienfeld, O'Leary, Lynch, Patton and Villalpando-Salas voting aye and Commission Member Wells voting nay.

Future Agenda Items:

Planning Director Shurtleff stated there were subdivisions and site plans forthcoming. Commission Chair Marienfeld brought up proposed parking code amendments.

Adjournment:

Commission Chair Marienfeld adjourned the meeting at 7:34 p.m.