

**MOAB CITY
SPECIAL CITY COUNCIL MEETING
March 6, 2019**

Call to Order and Attendance:

The Moab City Council held a Special Meeting on the above date in the City Council Chambers located at 217 East Center Street. An audio recording is archived at <http://www.utah.gov/pmn/index.html> and a video recording is archived at <https://www.youtube.com/watch?v=qMvRG3RLW-k>. Mayor Emily Niehaus called the meeting to order at 1:02 PM. In attendance were Councilmembers Tawny Knuteson-Boyd, Karen Guzman-Newton, Kalen Jones and Mike Duncan. Councilmember Rani Derasary was not present. Also in attendance were City Manager David Everitt, City Finance Director Rachel Stenta and Assistant City Manager Joel Linares. Ten members of the public and media attended.

Planned Affordable Housing (PAD) Discussion:

Mayor Niehaus introduced the session and City Manager Everitt outlined staff comments and unresolved issues. The Mayor led an exercise to determine points of consensus among the Council and began with an acceptable ratio of affordable versus market-rate dwellings with a determined definition of affordability based on a percentage of the area's median income. Deed restrictions were discussed, including those regarding income qualification and residency certification and enforcement and staffing requirements were discussed as well as transfer of deed restrictions to non-governmental agencies. Dimensions and parking were deliberated. Overlays, maximum densities and minimum lot sizes were considered with a focus on the R-2 zone and methods for attaining citizen feedback. Rezoning particular properties and implications for large R-2 parcels were debated. Example scenarios were requested along with references to what zoning other communities have adopted. There was consensus to remove the R-2 zone from the current proposed ordinance and to remand R-2 considerations to the Planning Commission.

Adjournment: Councilmember Jones moved to adjourn the meeting. Councilmember Guzman-Newton seconded the motion. The motion passed unanimously. Mayor Niehaus adjourned the meeting at 3:11 PM.

APPROVED: _____
Emily S. Niehaus, Mayor

ATTEST: _____
Rachel E. Stenta, City Recorder