CITY OF MOAB RESOLUTION NO. 26-2018

RESOLUTION INITIATING PROCEEDINGS TO AMEND CITY ORDINANCES TO ENACT AN ASSURED HOUSING POLICY

The following findings describe the reasons for this resolution and explain its purpose:

a. The City of Moab has experienced a surge in new lodging-related development. New hotel and lodging-related developments are planned within the City in the near future.

b. Concurrently, housing in the City is becoming unaffordable, with a median home prices of $325,000.00, as compared to annual household median income of $42,200.00.

c. Housing stock in Moab is increasingly consumed by nightly rentals, second homes, and tourism-related lodging.

d. Persons employed in tourism and lodging-related occupations are unable to afford housing, given current wage and housing trends. Pursuant to the 2018 Assured Housing Feasibility Analysis performed for the City, zero percent (0%) of the housing available in the Moab/Grand County area is affordable to persons earning wages typical in the lodging/hospitality industry.

e. The lack of affordable housing can result in crowding, undesirable living conditions, and a decrease in the quality of life for Moab workers and their families. The City has committed to encouraging the development of affordable housing.

f. In furtherance of that commitment, the City is studying mechanisms to require that new commercial development provide work force housing or contribute fees in lieu of the construction of housing.

g. The City possesses the authority, pursuant U.C.A. § 10-9a-509(1)(a)(ii)(B), to advise land use applicants that it has initiated proceedings to amend its ordinances. As provided by that provision, land use applicants submitting applications subsequent to the commencement of proceedings to amend an ordinance may be bound by subsequently enacted regulations.

h. The City finds that there is a compelling public interest to enact this resolution due to the immediacy of lodging-related land use applications before the City, and the lack of affordable housing for persons who would work for those new lodging businesses.

Now therefore, the City of Moab resolves as follows:

1. Definitions. The term "Overnight Lodging" means hotels/motels or other furnished short-term lodging provided to paying guests who rent rooms or units on a nightly or weekly basis.

2. Direction to Staff. Staff is directed to engage in further study and development of policy recommendations to the City Council as to mechanisms to require the construction of work force housing or, alternatively, payment of a fee in lieu of same, in conjunction with the future development of Overnight Lodging or similar uses within the City of Moab.
3. **Notice to the Public.** Persons who may submit a land use application to the City of Moab for development which includes Overnight Lodging are advised that their applications may be subject to an assured housing ordinance enacted subsequent to the effective date of this resolution. That ordinance may include requirements to construct affordable housing units or pay a fee in lieu thereof pursuant to criteria enacted by the City. City staff are directed to inform applicants of this Resolution.

4. **Effective Date and Duration.** This resolution shall take effect immediately upon passage by the City Council, regardless of the date of publication. If the City has not enacted an ordinance containing an assured housing policy within one hundred eighty (180) days of the effective date of this resolution, then applications submitted during the time between the effective date of this resolution and that 180 day deadline shall be processed without regard to any proceedings to enact such an ordinance. If an assured housing ordinance is enacted within that 180 day deadline, then applications submitted subsequent to the effective date of this resolution shall be subject to, and bound by, the terms of the new ordinance.

Approved and adopted upon the vote of a majority of the City Council, this 22nd day of May, 2018.

By: [Signature]
Tawny Knuteson-Boyd, Mayor Pro Tempore

Date: 5/22/18

Attest:

By: [Signature]
Rachel Stenta, Recorder

Date: 5/22/18