

MOAB CITY PLANNING COMMISSION MINUTES

March 24, 2022

The Moab Planning Commission held its regularly scheduled meeting on the above date via electronic means. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=AxfWKGB5_xw.

Call to Order:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Planning Commission Members Jeremy Lynch, Jessica O'Leary, Ruben Villalpando-Salas and Jill Tatton attended. City Council Liaison Luke Wojciechowski, City Planner Cory Shurtleff, Assistant Planner Jessica Thacker and Recorder Sommar Johnson also attended. Consulting attorney Nathan Mitchell participated.

Citizens to be Heard: There were no Citizens to be Heard.

Approval of Minutes:

Commission Member O'Leary moved to approve minutes from the March 10, 2022 Regular Planning Commission Meeting. Commission Member Villalpando-Salas seconded the motion. The motion passed 5-0 aye with Commission Members Marienfeld, O'Leary, Lynch, Villalpando-Salas and Tatton voting aye.

Active Employment Household (AEH) Requirements:

Presentation: Planning Director Shurtleff presented a brief history of the initiative to require new multi-family residential developments in the R3 and R4 zones to include a percentage of units with restrictions intended to provide attainable housing for the local workforce. Shurtleff reviewed the timeline for adoption of the proposed AEH ordinance and presented a list of current projects, which are subject to the restrictions of the proposed ordinance. He reviewed the proposed ordinance amendments along with occupancy requirements. He stated 42.5 percent of units are suggested to have AEH restrictions and discussed the rounding down of required units per development. He described technicalities regarding the intended deed restriction as well as the difference between affordable housing and attainable housing.

Public Hearing:

At 6:36 p.m., Commission Chair Marienfeld opened a Public Hearing on Draft **Ordinance 2022-05**: An Ordinance Amending the Moab Municipal Code R3/R4 Zones with an Active Employment Household Requirement. She shared written comments from Audrey Graham, who is supportive of the ordinance.

Emily Campbell spoke as a citizen and stated she supports the ordinance. She said it is not a silver bullet and noted the distinction between affordable and attainable housing. She raised a question about whether it would affect developers but added that when action is not taken, there is a shadow tax on residents and businesses and access to housing is very important. She said commuting requirements for members of the workforce could be a hindrance, and lack of in-town housing affects children's access to extra-curricular activities and childcare. Ms. Campbell stated she is excited about how the ordinance is written and looks forward to discussion regarding rent prices. She mentioned homemakers as a category that is left out of the workforce definition.

Kaitlin Myers spoke as an individual to support the ordinance. She stated she is happy about the 42.5 percent and has concerns about the absence of homemakers from consideration. She stated

she wanted R2 included in future considerations, along with deed restrictions.

Zoe Huston spoke on behalf of Moab Valley Multicultural Center and described its mission and noted housing services are a high demand. She described characteristics of the many situationally homeless members of the community, who are typically on a waitlist for a year. She stated she supports anything that creates more housing for local people.

Commission Chair Marienfeld closed the public hearing at 6:47 p.m.

Active Employment Households (AEH)—Discussion

Planner Shurtleff opened a discussion of proposed **Ordinance 2022-05** requiring 42.5 percent of units reserved for AEH in new multi-family developments in the R3 and R4 zones.

Commission Member O'Leary stated she likes the 42.5 percent and hoped for rounding up but accepts the recommendation for rounding down. Commission Chair Marienfeld concurred and noted the percentage was based on research. Discussion ensued regarding homemakers.

Commission Member Villalpando-Salas brought up remote workers, San Juan County residents and rounding down. Commission Member Tatton stated she supports the 42 percent figure and wants single parents considered even if it is later. Commission Member Lynch commended the staff and Commission for the tremendous work and made a correction to the text. Attorney Mitchell brought up the purpose of the ordinance, which was to provide housing opportunities for local workers and pointed out homemakers were not part of the data used to justify the percentage. He stated disabled persons were included to protect the City from discrimination claims. Commission Chair Marienfeld accepted the clarification. Commission Member O'Leary cautioned against threatening the deadline for approval and suggested consideration of the R2 zone later. Commission Chair Marienfeld concurred. Recorder Johnson announced that there were three more written comments from Makeda Barkley, Sam van Wetten and Kaitlin Myers and all were supportive of the ordinance. Commission Member Villalpando-Salas opined about the prospects for future units beyond the developments already in process and Attorney Mitchell stated the projection was based on buildout. He also clarified that rounding down was legally defensible.

Future Agenda Items:

Planning Director Shurtleff reviewed upcoming meetings regarding the AEH ordinance and stated a site plan for the City Center townhomes could be forthcoming.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:20 p.m.