

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ZONE CHANGE APPLICATION**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, January 26, 2017 at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on a proposed zone change from R-2 Single-Family and Two-Family Residential Zone to R-3 Multi-Family Residential Zone for property located at 61 and 71 South 400 East.

The proposed zone change application is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at www.moabcity.org. Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
Zoning Administrator

Published in the Times Independent, January 12 and January 19, 2017.

MOAB PUEBLO ZONE CHANGE REQUEST (R-2 to R-3)

PREFACE: This is the first owner-requested Zone variance in over 100 years of family-held land ownership. There were no government-applied Zones over the first 50 years, however, since 1954, City and County officials have applied and changed the Zone designation, depending on the prevailing vision of the community. Historians will recall this land once fronted the State Highway (Main Street). Later, when our existing bridge systems were constructed, the highway was realigned, to where it is today.

In its early history, the acreage was primarily agricultural (including a residence), with a fruit orchard of apple and apricot trees. Later, during the mining boom, it became "Robertson's Trailer Court," to provide workers affordable housing. Then, in the late 1980s, the City "outlawed" trailers, and the Zone was changed from Trailer Court to R-2. In 2013, the County Assessor attempted to change the Zone back to Trailer Court, in order to justify higher property taxes. That action was successfully appealed, with the help of the City Zoning department, and the Zone was restored to R-2. Today, our family and the community are requesting this property be Zoned R-3, so we can, once again, provide affordable housing for working-class residents.

PROJECT DESCRIPTION: The project – herein referred to as "Moab Pueblo" – is a multi-partner collaboration between the Blackburn Family and Community Rebuilds with the aim to create a small scale, affordable multi-family apartment complex. In order to accommodate density exceeding maximum two-family dwellings (duplexes), a zone change from R-2 to R-3 is required. There are no anticipated impacts requiring mitigation. The proposed re-zoning is compatible with surrounding uses. All residential parcels West of the subject parcels are zoned R-3.

The Blackburn Family (Lisa, Gilbert and Michele) collectively owns the property (3 parcels), which has been held by the family for over 100 years. The family, having experience managing rental property in Moab, plans to manage this development once built. The family does not wish to sell the property to a developer or subdivide the property into lots for sale.

Community Rebuilds is a non-profit organization with a mission to build energy-efficient housing, provide education on sustainability, and improve the housing conditions of the workforce through an affordable program. To date, Community Rebuilds has built 17 single-family homes for low-income families in Moab and educated over 135 students in Moab on green construction building practices. Community Rebuilds is participating in a Capacity Building Collaborative with the Rural Community Assistance Corporation (RCAC) as part of this project to expand its knowledge of multifamily development, which will increase the number of families that Community Rebuilds can serve in the Moab community.

RELATIONSHIP TO THE MOAB GENERAL PLAN: This project supports the elements of the General Plan through:

1) Economic Development: The project will increase the Moab City tax base through employing local contractors, builders and other Utah professionals while utilizing locally-sourced natural materials to create an aesthetically-pleasing, multi-family apartment development. The development will provide housing for a diverse demographic of moderate-income residents serving our community. Completion of these apartments will provide an improved standard of living for its residents, and improve the neighborhood at large. Aesthetic improvements to the property will enhance local appeal.

2) Growth & Urbanization: The project will be an example of efficiency in land and resource use in Moab's rapidly developing downtown corridor. Emphasis on appropriate architecture and landscaping will create an integrated whole meant to complement existing homes and the native landscape.

3) Land Use: The project is an opportunity to invigorate inner-city acreage which has remained largely vacant and unproductive since the City's land use changes regarding Trailer Parks in the late 1980s. Design for the landscape will emphasize ecological health through resource management, including water conservation and appropriate planting. One goal will be to use all on-site water resources – following the best practices of water harvesting – in order to alleviate strain on Moab City stormwater infrastructure. First-rights water shares (Moab Irrigation Co) will be utilized for passive irrigation.

4) Urban Design: Efficient use of limited resources in an urban environment will be emphasized. Energy conservation will be achieved through the use of progressive building design (i.e. – straw bale) and active and passive solar techniques. Design will consider the needs and quality of nearby homes.

5) Housing: Moab Pueblo supports the need for greater quantity, quality and affordability within the City limits. The project will help address the current need for a diverse array of housing options, providing a multi-tiered approach to apartment affordability, and housing diversity, with studio, one and two bedroom units.

6) Parks and Recreation: While not a Public Park, the project will beautify property within and abutting the public right-of-way. As well, within the development, a common area will be designed for residents' outdoor use, including but not limited to: a children's play area, a small orchard and small plots for growing vegetables.

7) Transportation: By creating an array of affordable rental units in proximity to the downtown corridor, Moab Pueblo will encourage its residents

to practice lower-impact forms of transportation, including walking and bicycling.

8) Public Works: Ecological design – integrating buildings and the localized landscape – will ensure efficient energy use while preventing waste.

9) City Services: The project will be constructed in compliance with current safe building codes, including but not limited to: fire-resistant building materials and sprinkler systems for fire mitigation, and solar-lighted parking and pathways for resident safety. Should a serious situation arise, residents will be located within minutes of peace officers, fire fighters, and emergency medical services.

RELATIONSHIP TO EXPANDED GENERAL PLAN COMPONENTS: This project supports the vision of a thriving, healthy community that preserves the integrity of Moab’s historical character while carefully integrating it with responsible and innovative design practices in order to:

- revitalize downtown residential acreage to provide easy access to central commercial zones, essential employment, and social activities;
- create higher density residential use, while maintaining green space and minimizing urban sprawl;
- preserve the historic home (built in 1911) and mother-in-law structure;
- reduce effects of summer heat by utilizing existing water sources (including water rights and rainfall), applying ecological design in the landscape (maximizing tree and shrub plantings for shade, cooling, and privacy), and incorporating permeated paving.
- improve quality of living by providing a high-quality, in-town, energy-efficient, and affordable place to live.

RELATIONSHIP TO THE MOAB MUNICIPAL CODE (17.04.050) Map Amendment Policy Declaration:

A. As presently zoned, these parcels are inconsistent with the policies and goals of the City’s General Plan, as it relates to creating affordable housing.

B. The area is changing to such a degree that it is in the public interest to encourage a redevelopment of the area, and to do so in such a way that provides a positive and innovative example of HOW. The execution of the Moab Pueblo development will include public and private educational opportunities on integrated building and landscape design that will serve as a template for future development.

C. The proposed map amendment is necessary in order to provide land for more densely developed residential use, consistent with the policies and goals of the General Plan. Special consideration should be given due to the dilapidated existing conditions, the changing nature of the area, the need for

more affordable housing, the preservation of existing structures, and the reduced scale (for R-3) of the proposed structures.

RELATIONSHIP TO THE MOAB MUNICIPAL CODE (17.04-060) Map Amendment Approval:

A. Existing Zone adopted in error? Hard to say. The property has been used as a trailer park for decades, long before the City re-zoned it as R-2 roughly 30 years ago. The continued use as a non-conforming trailer park demonstrates that the need and demand for affordable housing at this site remains.

B. Change of character in the area? Yes. Current growth trends call for increased availability of affordable, long-term rentals. The property has been deteriorating since the Zone was changed to R-2.

C. Need for proposed Zoning? Yes. R-2 will not allow multi-family buildings.

D. Compatible with surrounding area? Yes. Vast acreage to the West is zoned R-3. Adverse Impacts? Not that we are aware of. Should any adverse impacts be identified in the future, they will be mitigated.

E. Benefits? Yes! The existing and future residents of this neighborhood, as well as the municipality, will benefit from improved aesthetics, site-specific resource management (including stormwater), and the provision of affordable housing for our workforce.

F. Are adequate facilities available for the proposed zoning? Yes. Utilities and City services have been provided to this property for many decades. This project, once completed, will improve upon existing systems.

G. Conforms with the Moab General Plan, Land Use Code, and applicable agreements? Yes. This project is an excellent "fit" with City plans and community needs.

RELATIONSHIP TO RESOLUTION #15-2009, ADOPTION OF THE HOUSING STUDY AND AFFORDABLE HOUSING PLAN (10-13-09): This project supports the 5-year goals and objectives to make affordable housing available to all residents, by:

- achieving and protecting secure, affordable, decent housing opportunities for residents;
- contributing to overall rental opportunities, allowing the community to recruit and retain the skilled workforce needed by community employers;
- creating housing stock affordable to all income levels, including very low, low, moderate, and up to 120% of Area Median Income (AMI) households;

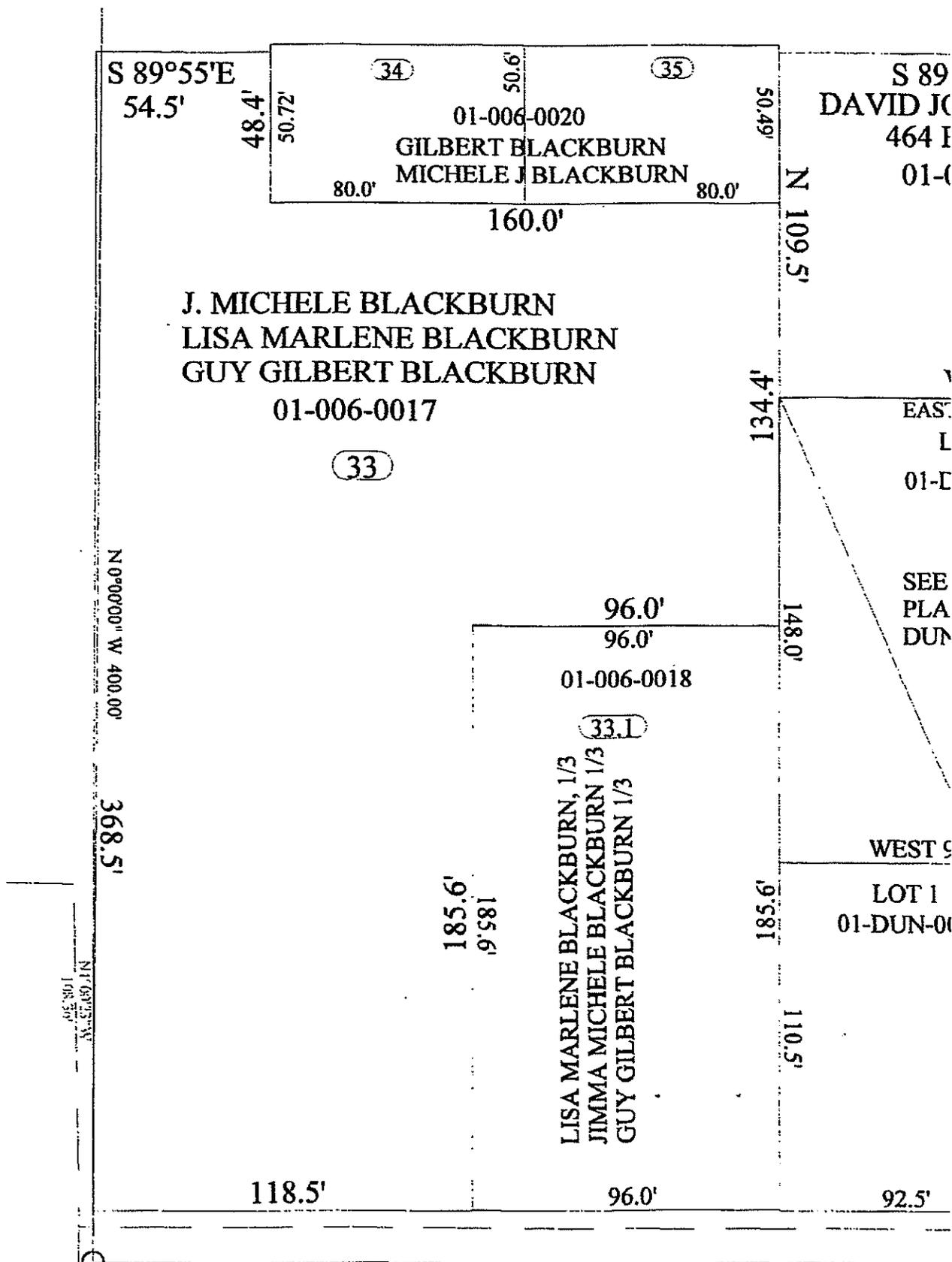
- collaborating with public and private entities to incorporate the most progressive, natural building techniques, in support of low-cost construction, water conservation, energy-efficiency, and education, resulting in greater numbers of quality, affordable housing solutions;
- involving multiple community and outside agencies, including contracting with non-profit builder, Community Rebuilds, and consulting with the Rural Community Assistance Corporation (RCAC), to keep the focus on affordability.

The Blackburn Family and Community Rebuilds welcome this opportunity to collaborate for the benefit of the community, and believe this project has the potential to become a model of what can be accomplished when landowners, conscious developers, and the City of Moab work together to support the development of affordable housing.

Please direct any questions or concerns to:

The Blackburn Family
Michele Blackburn, Managing Partner
Phone: 435-259-0816
Email: jmicheleblackburn@gmail.com

We look forward to hearing from you.



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Moab City & Spanish Valley, Utah Zoning

Select a Zone area for Details

Legend

Moab City Limits

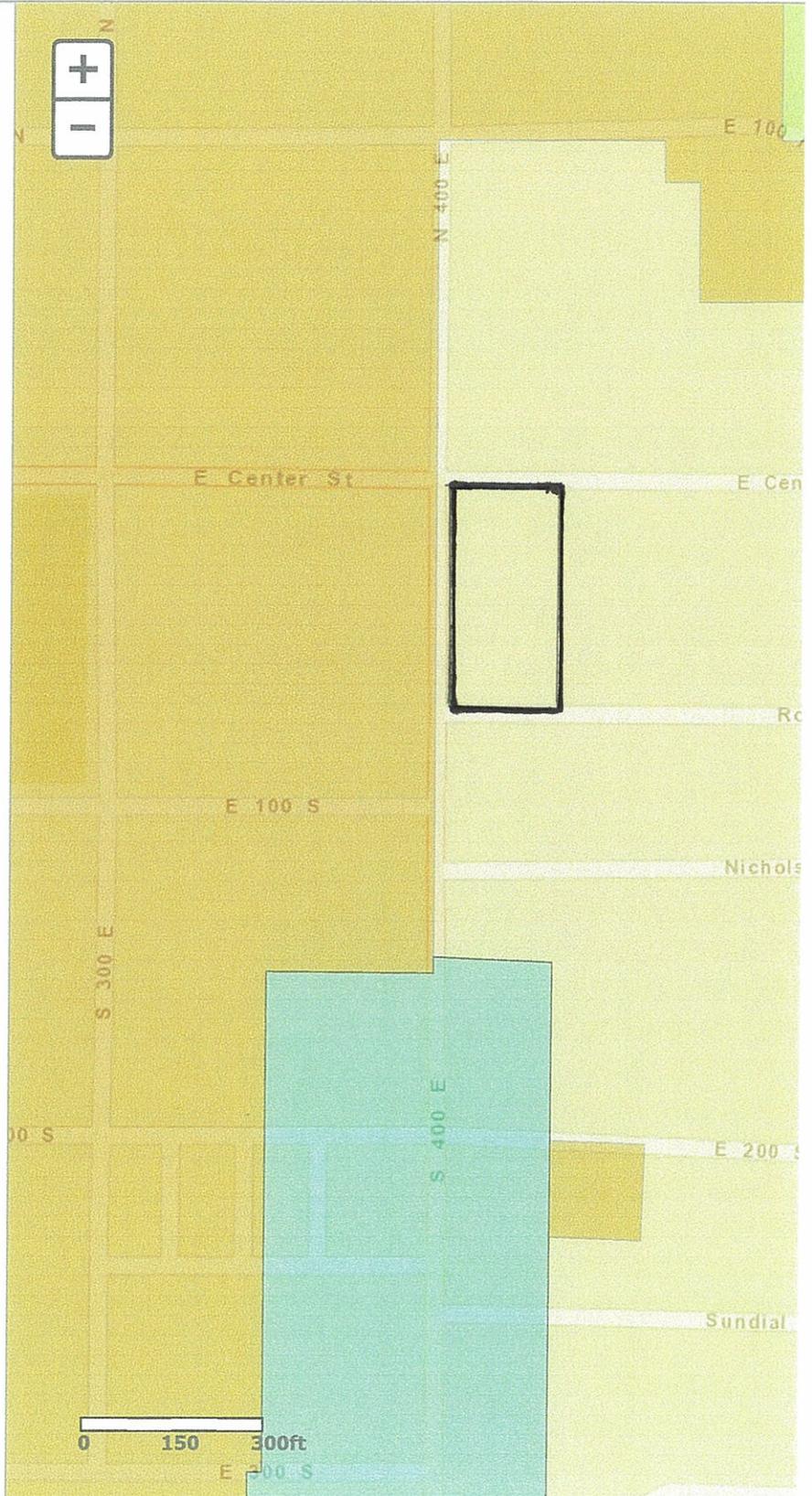


Moab City Zoning

-  R-1
-  R-2
-  R-3
-  R-4
-  MH/RV-1
-  RA-1
-  A-2
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  I-1
-  RC
-  SAR
-  FC-1
-  County

Grand County Zoni

-  GB
-  HC
-  LI



Moab City & Spanish Valley, Utah Zoning

Select a Zone area for Details

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Moab City Limits

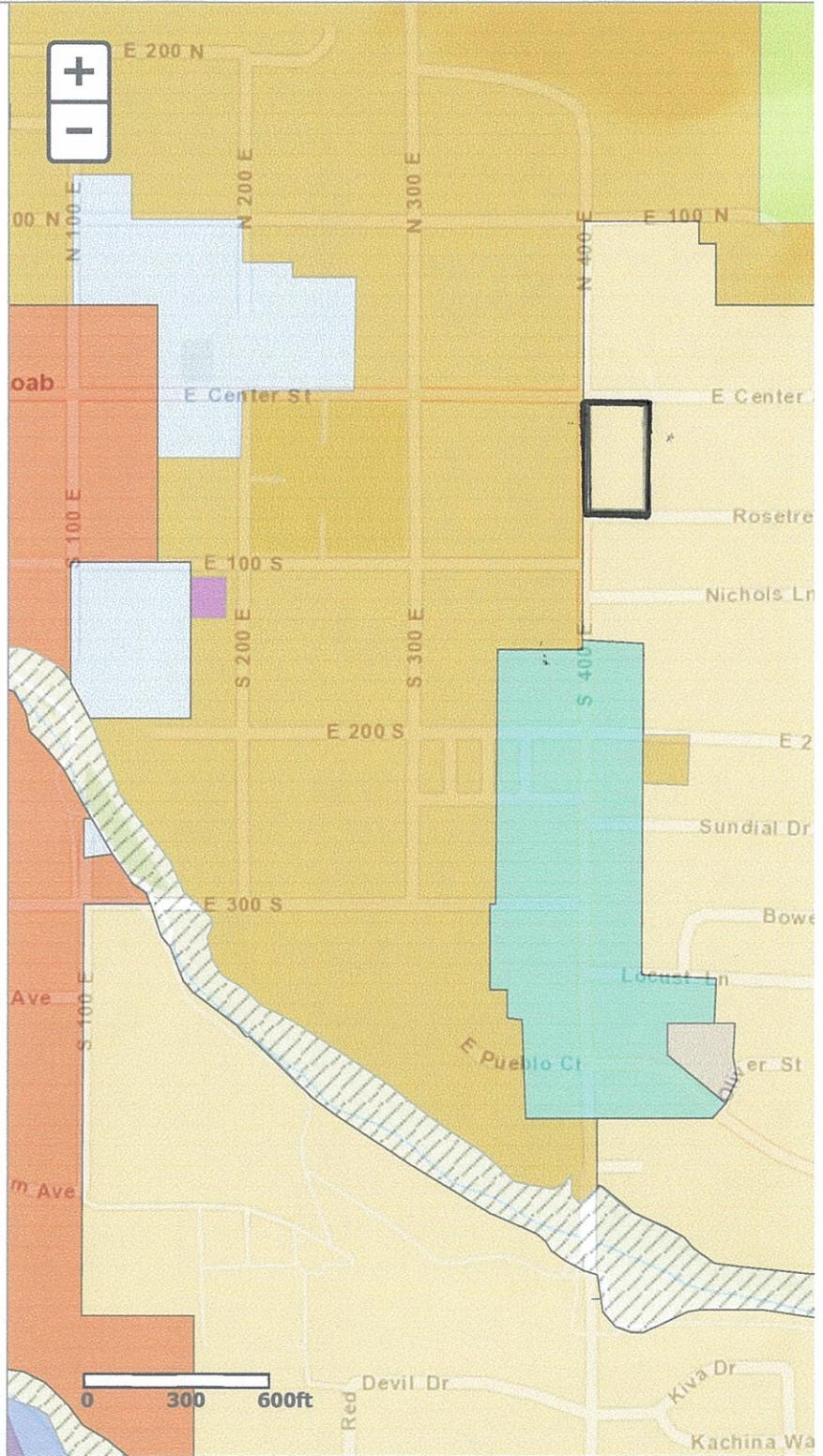


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400 EAST

