



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** **March 1, 2019**  
**Re:** **March 6, 2019 Planning Commission Meeting  
Development Incentive Review**

---

---

**Overview**

In the last meeting the Commission began a review of all the development incentives currently in the Land Use Ordinance. The Commission expressed a desire to review these incentives, and remove them from the Code if they are not useful or helpful.

Staff has prepared a summary of all the incentives, bonuses, exemptions, and modifications to standards currently in the Code. The Commission reviewed this summary last month and gave staff the following direction:

- Remove setback reductions in the VC (if a neighboring property is already developed with deficient setbacks)
- Remove height increases in the VC zone
- Remove the parking structure overlay zone

The Commission also expressed skepticism for any development agreement offered based on affordable or employee housing. The Commission may wish to revising these incentives in the current meeting (10-11A-5(A), 10-11A-8(D)).

Finally, the Commission requested a list of properties that have been developed based on incentives offered in the code. Staff has prepared the following list for the Commission's review:

- Canyon Community Center: building size increase from 4,000 sf to 9,500 sf based on 10-12-13.
- Best Western Hotel: Building size increased from 8,500 sf to 11,000 sf based on 10-11A-5(A) (buildings located more than 100' from residential zone and SR9).
- La Quinta Hotel: Building size increased from 8,500 sf to 12,000sf based on 10-11A-5(A) (buildings located more than 100' from residential zone and SR9).
- Sol Foods Market: Building size increased from 8,500 sf to 10,800 sf based on 10-11A-5(A) (building includes public restrooms and real sandstone).
- Terrace Brook Hotel: Building size increased from 8,500 sf to 9,630 square feet based on 10-11A-5(A) (building includes employee housing).
- Watchman Villas / Springdale Visitors Center: Building height increase based on 10-11A-8(D) (building located more than four feet below the grade of SR9).
- Multiple properties: In-lieu of building a 40-unit hotel on a highly visible hillside, developer was allowed to distribute the 40 rooms amongst other properties already developed as lodging through a development agreement pursuant to 10-1-13.

Staff recommends the Commission continue to discuss each of the incentives in the code, and whether or not to continue to offer each incentive. Staff notes the summary below is brief and does not provide the full detail on each incentive. Staff recommends the Commission reference each code section to fully understand the details of the incentive being offered.

Based on the Commission's direction, staff will prepare an ordinance revision that removes the incentives from the code the Commission no longer wishes to offer.

***Summary of Incentives, Bonuses, Exemptions and Modifications to Standards in Town Code***

10-1-13 – Wide discretion given to the Town to alter development standards in exchange for public amenities that benefit the community through development agreements

10-6A-3(A) – Additional market rate units allowed in new subdivisions if developer provides more than the required amount of affordable housing

10-6A-5 – Optional incentives available to developers if they provide more than the required amount of affordable housing

10-11A-5(A) – Building size increase in the CC zone. Base size is 8,500 sf. Can be increased to 12,500 square feet by:

- Providing public restrooms
- Providing employee or affordable housing
- Using real sandstone resembling that native to Springdale
- Locating the building more than 100 feet from SR-9 and residential zone

10-11A-6(A)(3)(c) – Side setback in CC can be reduced to zero feet on narrow lots, if adjacent property owner consents

10-11A-8(D) – Building height increase in the CC zone. Base height is 26 feet. Can be increased to 30 feet by:

- Providing employee or affordable housing
- Providing underground parking

10-11A-11(A) – Landscape reduction in CC zone. Landscape area requirement may be reduced if property provides public parking.

10-11B-5(A) – Building size increase in VC zone. Base size is 5,000 sf. Can be increased to 8,000 sf if building is located more than 100 feet from SR-9 and a residential zone.

10-11B-6(E) – Building setback reduction in VC zone. Side and rear setbacks can be reduced if development on adjacent property is already nearer the property line than setback requirements.

10-11B-8(D) and (E) – Building height increase in VC zone. Base height is 26 feet. Can be increased to 28 feet and three stories if building is located more than four feet below SR-9

10-12-13 – Building size increase in the PU zone for public facilities

10-13C-8(C) – Density bonus (up to 20%) available in the Planned Development Overlay zone

10-13D-4 – Broad discretion for the Town to grant development incentives to projects in the Moderate-Income Housing Development Overlay zone

10-13E-3(C) and (D) – Size and landscape modifications are available to parking structures through the Parking Structure Overlay zone