



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: May 27, 2022
Re: Workforce Housing Zone Proposal

The Commission has discussed a workforce housing zone in several previous meetings. The purpose of such a zone is to provide more housing options for employees of local businesses. Unlike the Moderate Income Housing Development overlay zone, the workforce housing zone would not be tied to income limitations. Unlike the Cottage Housing Overlay Zone, the workforce housing zone would have deed restrictions that ensure the end goal of the ordinance (more housing options for employees) is achieved.

The Commission has directed staff to prepare an outline for a proposed workforce housing zone. A draft outline for a workforce housing zone is attached. This is not ordinance language, it is merely a draft outline. The Commission should review and give feedback on the concepts in the outline and not necessarily on the technical language.

The City of Moab recently adopted a similar zone. The difference between [Moab's ordinance](#) and the proposed ordinance is that Moab's ordinance is mandatory, while the Town's proposed ordinance would be an optional zone a property owner can request. To clarify, all development in certain zones in Moab (the R-3 Multi-Household Residential and R-4 Manufactured Housing Residential Zones) are required to provide workforce housing. In Springdale the workforce housing zone could be requested by a property owner, but would not be mandatory.

WORKFORCE HOUSING ZONE - DRAFT OUTLINE

Purpose: To provide more attainable housing options for employees working in Springdale and Zion National Park.

Allowable Uses: The following uses are allowed in the workforce housing zone:

- Single family, duplex, and multi-family housing
- Commercial uses, including transient lodging, are not permitted in the workforce housing zone.

Active Employment Requirement: At least 75% of the dwelling units in a development in the workforce housing zone must be occupied by households where 50% of the adults in the household work:

- 1) within the municipal boundaries of the Town of Springdale or in Zion National Park,
- 2) for an employer whose primary business location is in the Town of Springdale or Zion National Park,
- 3) for at least 30 hours per week during at least nine months per year.

Allowed Density: The maximum allowable density in the workforce housing zone is:

- 1) Five units per acre if the property is developed with single family homes.
- 2) Eight units per acre if the property is developed with duplexes.
- 3) Twelve units per acre if the property is developed with multi-family residential.

Areas of 30% and greater natural grade and areas in floodways are not included in determining the maximum allowable density.

Deed Restriction and Compliance: The property owner must record a restrictive covenant in the Washington County Recorder's Office that stipulates at least 75% of the units in the development will be occupied by households meeting the active employment requirement.

The property owner must submit a report to the Town on July 1 of each year certifying that the deed-restricted units are occupied by households meeting the active employment requirement.

Failure of the property owner to submit the report, or failure of the property owner to ensure 75% of the units are occupied by active employment households, will result in penalties which could include:

- 1) Monetary fines.
- 2) Forfeit of any rental revenue received from renting units in violation of the standards of this ordinance.
- 3) Liens placed on the property.

Location Criteria: Properties must meet the following criteria to be eligible for the Workforce Housing Zone:

- 1) At least one acre in area.
- 2) Frontage and access on a dedicated public street.

Use Limitations: The following use limitation standards apply to property in the workforce housing zone:

- 1) Transient lodging is not allowed. Units must be occupied by the same household for periods of 90 consecutive days or more.
- 2) Units in the workforce housing zone must be available on the open market to the general public, as long as they meet the active employment standard. Housing that is contingent on a person's employment at a particular business is not allowed in the workforce housing zone.
- 3) The entire property where a workforce housing zone project is located must be under single ownership. All housing units in the workforce housing zone must be rental units. Subdividing property in the workforce housing zone and/or conveying an individual unit in the workforce housing zone to another owner is not allowed.

Development Criteria: All projects in the workforce housing zone must conform to the following standards:

- 1) Setbacks: 40' front, 15' sides, 15' rear.
- 2) Building height: 18' if within 50' of SR9, 26' otherwise.
- 3) Building size: single family: max 4,000 sf. Duplex: max 5,000 sf. Multi-family: max 6,000 sf.
- 4) Landscape: 50% of property required to be landscape.
- 5) Parking: All parking must be located to the side or rear of buildings. No parking allowed between a building and SR9.
- 6) Buffering: When adjacent to another residential zone, the project must install a six foot opaque fence and vegetative screening along the property line.