Zoning and Development Ordinances Review

Planning Commission Members, Mike Scott's comprehensive list of development ordinances in need of review has been accumulating over time. Certain of them are critical to address now due to the provisions of Governor Cox's Housing Plan. Others reflect the increasingly obvious need to promote better integrated and more community friendly new development. My short list focuses on a select few that I consider to be especially important. They are as follows:

Micro-Lot Zoning. One of the demonstrable keys to producing attainable and entry level housing is reducing lot sizes and associated requirements. Successful projects are in place across the County that include 3,000 and 4,000 sq. ft. lots with reduced building setbacks and garage requirements. The preliminary site plan that we reviewed for the un-annexed SITLA 40 acres proposed such a project. Sample ordinances are available for reference in both Washington City and St. George.

Ivins Style Attainable Housing. In addition to small lot single family developments there are other types of attainable housing that would fit well in Ivins such as "mansion style" multi-family as an alternative to "barracks style" apartments etc.

Buffering. It has become an established practice for us to require new development to buffer against existing development without an ordinance to justify it. We need to better define buffering or feathering requirements. I personally feel that requiring a developer to match an adjacent developed zone precisely is going too far, but to establish reasonable transitional zoning is not.

Mini Form Based Zoning. For years I have sought to incorporate form based zoning as part of our grand design but it is very difficult to do on a large scale where multiple property owners involved. When the recent Soltera project came before us I realized that therein lay the answer. I'm hopeful that we can find ways to incentivize varied lot size developments that create more income diverse neighborhoods. Incorporating early development agreements that commit to architecture and coloration with zone change requests would both expedite the approval process and remove the mystery surrounding lot layouts and architectural concerns that drive anxious Public Hearings. Washington City has had in place a Planned Community Development zone to use as a prototype that has been embraced by the development community.

Street Facing Perimeter Lots. I have watched Ivins develop like most other cities with each new development becoming a walled in enclave that segregates our community by income and provides little in the way of street appeal despite our required landscape buffers. A relatively recent project on 200 West above Center Street has perimeter homes facing non collector streets. It looks much more a part of the greater community and provides a much more

appealing street presentation than typical new development. I'm hopeful that we can once again find ways to encourage this type of development where possible. The same effect can be created with alleys serving rear entrance garages while the houses face the street like was done on the west side of 200 East just south of Lightfoots.