

RURAL ENTITLEMENT INCENTIVES

Incentives are tools the community wants landowners to use in order for the community to achieve a goal. Entitlement incentives grant a landowner additional development rights in exchange for a community benefit – in rural areas that benefit is conservation of open space.

WHAT'S THE COMP PLAN DIRECTION FOR RURAL ENTITLEMENT INCENTIVES?

- Achieve better conservation than 1 unit per 35 base zoning
 - Better clustering of development to protect habitat and habitat connectivity
 - Better stewardship of undeveloped open space
 - Limit overall development potential in the community to existing levels
 - Direct development out of rural areas and into complete neighborhoods
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WHY CHANGE THE EXISTING RURAL ENTITLEMENT INCENTIVES?

The existing entitlement incentive is not being widely utilized and some of the developments allowed by the current incentives would not achieve the Comp Plan direction. There is currently a single rural entitlement incentive – the PRD (Planned Residential Development) –that grants a density bonus in exchange for permanently protected open space. The PRD can be used in 3 different ways:

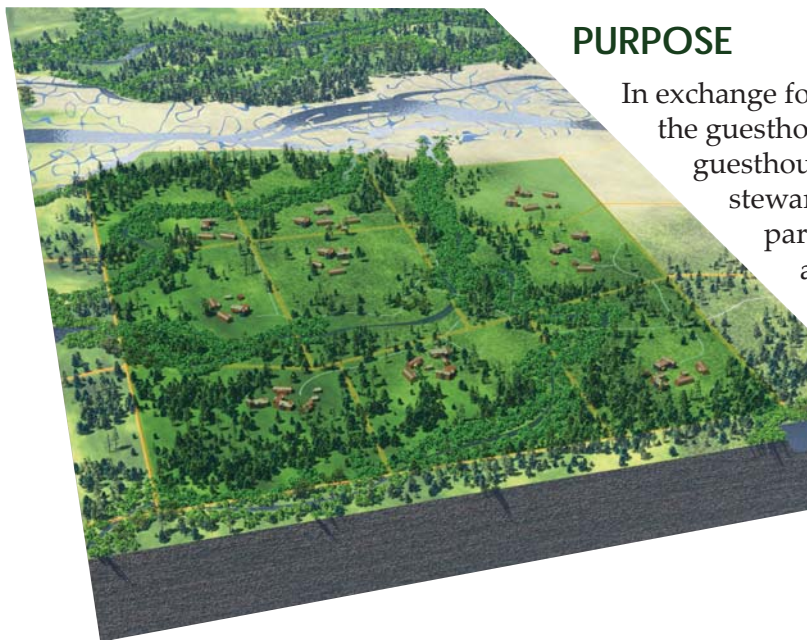
- **Non-subdivision PRD** – This is the most popular use of the PRD and really the only one used in the past 10 years. It accounts for over half of all PRDs and about half of the open space generated by all PRDs. However, using the tool requires fitting conservation subdivision standards to a completely different goal – construction of a larger guesthouse or family compound.
 - **Subdivision PRD** – This PRD option has only been used once in the past 10 years. While there are options for a 3, 6, or 9 times density bonus, 20 of the 23 PRD subdivisions have used the 3 times density bonus. While the community desires rural character and conservation of 1 unit per 35 acres or better, a PRD subdivision allows division of a 35 acre parcel into 3 lots.
 - **Noncontiguous PRD** – This PRD option has only been used once. While the single use allowed for the transfer of units from a sensitive area to a more appropriate location, the current tool still leads to construction of new units in rural areas, rather than Complete Neighborhoods.
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WHAT ARE THE NEW RURAL ENTITLEMENT INCENTIVE CONCEPTS?

There are three new entitlement incentive concepts being considered:

- Guesthouse Bonus
- Noncontiguous PRD
- PRD Subdivision

INCENTIVES: GUESTHOUSE BONUS



PURPOSE

In exchange for permanent conservation of the entire parcel, the guesthouse bonus allows for the construction of a larger guesthouse. The community gains additional open space stewardship and management. The landowner of a 35-acre parcel gains the ability to build a larger guesthouse and additional floor area (square footage) offering greater flexibility in the design of a family compound. Ecological research suggests that the impact on wildlife from additional building mass is less than from additional density.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	GUESTHOUSE BONUS CONCEPT	EXISTING NONSUBDIVISION PRD REGULATIONS
<i>Open Space</i>	Entire site in permanent conservation	70% of site in permanent conservation
<i>Bonus</i>	Floor Area: an additional 5,000 sf per 35 acres Units: 1 additional guesthouse of not more than 5,000 sf per 35 acres	2 additional units per 35 acres
<i>Threshold</i>	Conservation of Habitat: 35 acres Conservation of Scenery: 70 acres Conservation of Agriculture: 70 acres Conservation of Recreation/Access: 35 acres	23.3 acres
<i>Location</i>	Pr and Cn-1 zones	Rural and Suburban zones
<i>Clustering</i>	No additional site coverage, single contiguous building envelope, sited to maximize primary conservation value	As determined by natural resources, conservation values to be protected prioritized by regulations
<i>Stewardship</i>	Best management practices defined and required	Varies by land trust
<i>Requirements</i>	Affordable housing based on floor area	Affordable housing based on new and existing units

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

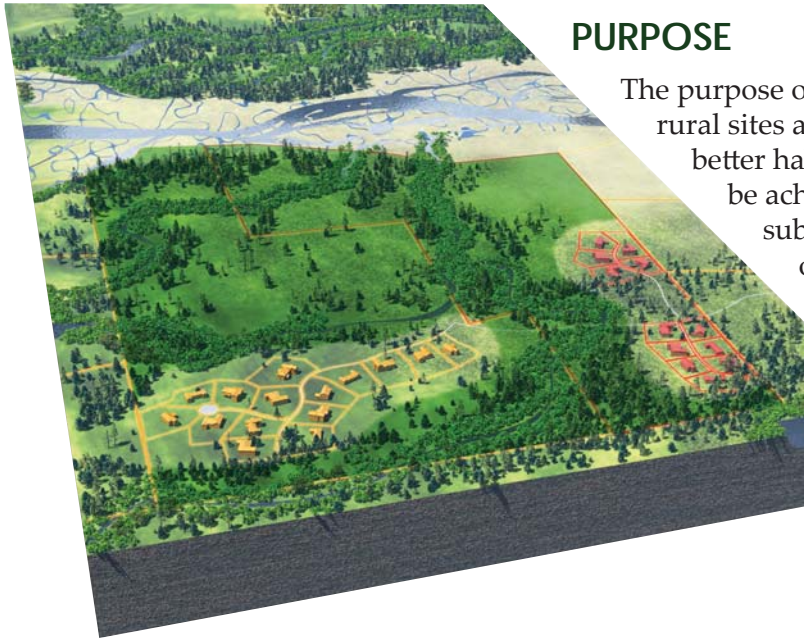
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INCENTIVES: PRD SUBDIVISION



PURPOSE

The purpose of the PRD Subdivision is to encourage that if large rural sites are developed, it be done in a pattern that achieves better habitat protection and habitat connectivity than can be achieved through 35 acre parcels. These clustered subdivisions provide the community with permanent open space and habitat protection that more than offsets the impacts of the increased development on wildlife. They give landowners an on-site development option at a density greater than 1 unit per 35 acres and allow for smaller than 35 acre lots.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	PRD SUBDIVISION CONCEPT	EXISTING PRD SUBDIVISION REGULATIONS
<i>Open Space</i>	75% of site in permanent conservation	70% of site in permanent conservation 70% of site in permanent conservation 85% of site in permanent conservation
<i>Bonus</i>	3 times base density (1 per 35) allowance	3 times base density (1 per 35) allowance 6 times base density (1 per 35) allowance 9 times base density (1 per 35) allowance
<i>Threshold</i>	140 acres	23.3 acres 121 acres (70 acres in Alta) 360 acres
<i>Location</i>	Pr and Cn-1 zones	Rural and Suburban zones
<i>Clustering</i>	Single contiguous development area sited to maximize primary conservation value, even if impact and mitigation of a natural resource is required. Open space can be on its own lot or each lot, but no fingers of open space into development area.	Clustering stated as purpose of incentive, but no requirements. As determined by natural resources, conservation values to be protected, prioritized by regulations.
<i>Stewardship</i>	Best management practices defined and required	Varies by land trust
<i>Requirements</i>	Affordable housing , schools/parks exactions, infrastructure, rezone to Clustered (CI)	Affordable housing, parks/schools exaction, infrastructure

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

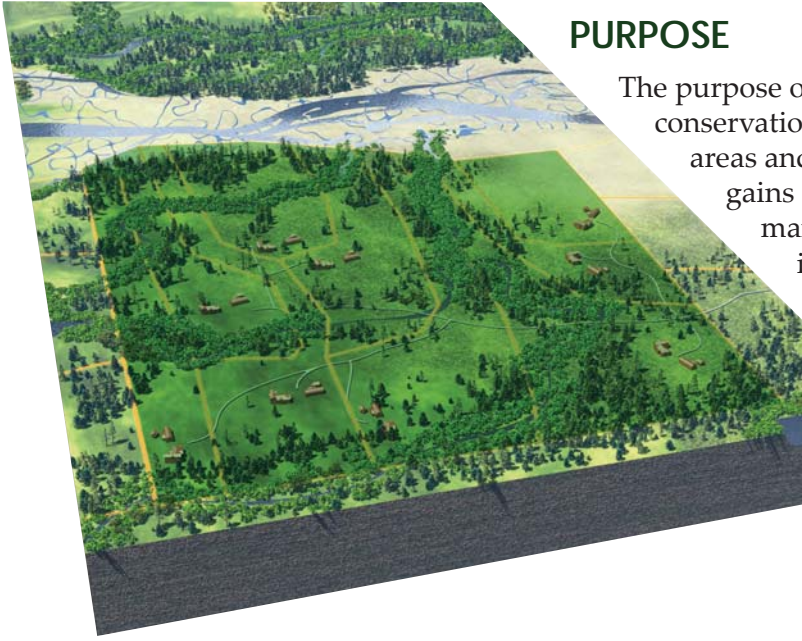
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INCENTIVES: NONCONTIGUOUS PRD



PURPOSE

The purpose of the Noncontiguous PRD is to encourage conservation of rural areas while directing units out of rural areas and into complete neighborhoods. The community gains increased clustering and permanent stewardship and management of rural open space without any increase in density or floor area in rural areas. The landowner gains the ability to develop units beyond the base allowance in complete neighborhoods.

NOTE: A noncontiguous PRD that directs units from one rural area to another rural area in order to achieve better conservation would be treated as a PRD Subdivision.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	NONCONTIGUOUS PRD CONCEPT	EXISTING NONCONTIGUOUS PRD REGULATIONS
<i>Open Space</i>	90% of project in permanent conservation	Per PRD requirement for entire project
<i>Bonus</i>	9 times base density (1 per 35) allowance	Per PRD allowance for entire project
<i>Threshold</i>	140 acres	Per PRD requirement for entire project
<i>Location</i>	Sending zones: Pr, Cn-1 Receiving zones: as determined through complete neighborhood processes	Rural, Suburban, AC, AR, OP zones
<i>Clustering</i>	1 unit per 35 acres is allowed to remain in the rural area with improved clustering and permanent conservation of the entire rural area. The rest of the development occurs in a complete neighborhood.	Clustering stated as purpose of incentive, but no requirements. As determined by natural resources, conservation values to be protected, prioritized by regulations.
<i>Stewardship</i>	Best management practices defined and required	Varies by land trust
<i>Requirements</i>	No change	Affordable housing, parks/schools exaction, infrastructure

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

Detrimental

Neutral

Instrumental



INCENTIVES: DEFINITIONS

CHARACTERISTIC	DEFINITION
<i>Open Space</i>	Open Space refers to the required amount of open space that has to be permanently conserved through a conservation easement in order for the landowner to receive a bonus. The open space requirement represents the community's desired outcome of protection and additional stewardship of habitat, habitat connections, and scenery.
<i>Bonus</i>	Bonus refers to the additional development potential that is granted to the landowner in exchange for the required open space desired by the community. The purpose of the bonus is to encourage use of the incentive without diminishing the goal of the required open space.
<i>Threshold</i>	The Threshold is the minimum site area required in order to utilize the incentive tool. The purpose of a threshold requirement is to ensure that utilization of the tool will result in enough open space that habitat or scenery protection will be improved even with the bonus development.
<i>Location</i>	Location refers to the zones in which the incentive is allowed
<i>Clustering</i>	Clustering refers to the requirements for grouping of development in a single area. It also refers to the requirements for configuration of the required open space.
<i>Stewardship</i>	Stewardship refers to efforts to protect the viability of wildlife, natural resources, and open space through land use and design of development.
<i>Requirements</i>	Requirements refer to the additional affordable housing, infrastructure, exactions and other procedural requirements that are required as part of the entitlement incentive project.