

GRAND COUNTY
Planning Commission
Monday, October 26th, 2020
4:00 P.M. Regular Meeting
VIRTUAL MEETING

****PLEASE NOTE: THIS MEETING WILL BE HELD REMOTELY****

Join via Zoom with Meeting ID: **847 0134 2486** Password: **328645**
Or call in to meeting: **253 215 8782** and when prompted, enter meeting ID and password.
Send written comment to planning@grandcountyutah.net or call 435-259-1368.

Type of Meeting:	Regular Meeting	
Facilitator:	Emily Campbell, Chair	
Attendees:	Planning Commissioners, interested citizens, and staff	
4:00 PM		
	Regular Meeting	<i>Chair</i>
	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	<i>Chair</i>
	Ex Parte Communications and Disclosures	<i>Chair</i>
Action Item	Approval of Meeting Minutes from Oct 12th, 2020	<i>Staff</i>
Discussion Item	Overnight Accommodations	
	• Environmental Education Centers	<i>Chair/Staff</i>
	• B&Bs	
Discussion Item	Use Table Updates – Conditional Uses	<i>Chair/Staff</i>
	(*around 5:00pm) Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	<i>Chair</i>
	Future Considerations	<i>Staff</i>
	Recent Building Permit Review	<i>Staff</i>
	County Commission Action Items Report	<i>Staff</i>
	County Commission Update – Jaylyn Hawks	<i>Council Liaison</i>
ADJOURN		

DEFINITIONS:

Public hearing = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public meeting= a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.

Legislative act = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.

REGULAR PLANNING COMMISSION MEETING MINUTES

October 12, 2020

The Grand County Planning Commission held its regular meeting on the above date with all attendees participating remotely via Zoom.

YouTube recording of the meeting can be viewed at

<https://www.youtube.com/watch?v=tWzOQsdjAJY>

Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commissioners Bryon Walston, Robert O'Brien, Josie Kovash, Kevin Walker and Gerrish Willis. County Commission Liaison Jaylyn Hawks. Grand County Staff Mila Dunbar-Irwin and Olivia Holmes.

Commissioner Walker officially calls the meeting to order at 4:00 pm

Citizens to be heard:

Reed Pendleton. Mr. Pendleton expressed the need to include RV Parks and campgrounds in the 313/191 Small Area Plan as it was previously mentioned by the PC. The use table does not currently support economic diversification in this area.

Ex Parte Communications and Conflict of Interest Disclosures:

Commissioner Willis disclosed that he was in contact by Mark Horwitz earlier today regarding Mr. Horowitz's B&B.

Commissioner Walker was in contact with Mr. Horwitz about a political campaign.

Approval of Meeting Minutes from September 28, 2020 Regular Meeting Minutes - Approved (9 min)

Discussion:

- The motion on the Dalton Rezone needs to state that the motion failed as it did not have four votes in favor.
- The spelling of "naye" needs to be corrected to "nay."
- Commissioner Walston did not vote on the meeting minutes. He will be marked as absent.

Motion and Vote: Commissioner O'Brien moved to approve the minutes from the September 28, 2020 Planning Commission meeting with the above corrections. Commissioner Walker seconds. Motion passed 6-0 with Commissioners Kovash, Walker, O'Brien, Nelson, Walston, and Willis voting aye. Commissioner Campbell is absent.

Discussion Item: (12 min) Overnight Accommodations

Discussion led by Commissioner Walker and Staff

- Environmental Education Standards

- PC discusses how OA's will be permitted for environmental educational purposes. Staff and PC need to examine sections of the code that currently address environmental education centers and potentially amend the Overnight Accommodation Ordinance to allow for such uses with more specific standards.
- B&Bs (33 min)
 - PC discusses clarifying B&Bs in the Land Use Code. They are currently listed as a non-conforming use. Commissioner Walker calls for concerned citizens to speak:
 - Marc Horwitz (45 min). Questions why campgrounds and hotels are being permitted and not B&Bs. Mr. Horwitz has the opportunity to expand his current B&B, but can not do so as it is classified as a nonconforming use.
 - Jaylyn Hawks (48 min). B&Bs should not be phased out, but rather have stricter regulations on ownership and operations.
 - Elaine Gizler (1 hr). B&Bs provide visitors with the opportunity to meet locals and gain more insight into the community.
 - PC will revisit previously proposed B&B standards, how they may be adopted, and address listing certain B&Bs as a conforming use.

Citizens to be heard:

(1 hr 13 min) Marc Horwitz. Overnight rentals in places such as Rim Village should be banned, not B&Bs operated in the homes of Grand County residents.

Action Item: Walking Horse Subdivision Preliminary Plat. 4329 Sunny Acres Lane. 4 lot Subdivision.

Discussion: (1 hr 15 min) See staff report for details.

Motion and Vote: (1 hr 18 min) Commissioner O'Brien moved to approve the preliminary plat for the Walking Horse Subdivision located at 4329 Sunny Acres Lane. Motion seconded by Commissioner Walston. Motion passed 6-0 with Commissioners Walston, O'Brien, Willis, Walker, Kovash, and Nelson voting aye. Commissioner Campbell is absent.

Action Item: Murphy Flats Preliminary Plat. High Density Housing Overlay approved. 1185, 1187, 1189 Murphy Lane. 34 condo units, 27 deed restricted.

Discussion: (1 hr 19 min) See staff report for details.

Due to rounding standards, the applicant is required to have 28 deed restricted units, not 27. The second application with the complete master plan was amended and states the correct acreage.

Applicant Statement: (1 hr 26 min) Courtney Kizer. The road will be widened and the slope will be lowered to improve the line of sight. This is displayed in the provided documents.

Motion and Vote: (1 hr 28 min) Commissioner O'Brien moved to approve the preliminary plat for Murphy Flats Subdivision located at 1185, 1187, and 1189 Murphy Lane on the condition that 28 out of the 34 units are deed restricted. Seconded by Commissioner Nelson. Motion passed 6-0 with Commissioners Walston, Kovash, Walker, O'Brien, Willis and Nelson voting aye. Commissioner Campbell is absent.

Future Considerations: (1 hr 30 min)

No future considerations.

Recent Building Permit Review (1 hr 30 min)

- 3 new residential construction
- 2 new solar permits

County Commission Action Items Report (1 hr 33 min)

- Discoplex High Density Housing Overlay Application was withdrawn by the applicant.

County Commission Update - Jaylyn Hawks (1 hr 35 min)

- Arches Hotspot Survey is live and should be shared widely.

Adjournment: (1 hr 38 min) Commissioner O'Brien moved to adjourn the meeting. Commissioner Walston seconded. Motion passed 6-0 with Commissioners Walston, Walker, O'Brien, Willis, and Nelson voting aye. Commissioner Campbell is absent. Meeting adjourned at 5:38pm.

F. Field Research Stations and Environmental Education Centers

1. Visual impacts of structures and parking as viewed from public right-of-ways and high use areas shall be substantially mitigated through the use of a development envelope, showing horizontal and vertical dimensions of structures, and screenings thereof.
2. Prior to issuance of building permit the applicant shall demonstrate compliance with the following building design standards:
 - a. Be placed on a slab on grade or perimeter foundation.
 - b. Exhibit a unity of design for buildings within multi-building complexes through use of similar elements such as rooflines, materials, window arrangement, and details.
 - c. Utilize medium to darker earth tones and non-reflective materials on all structures, including roof, to minimize contrast and blend with the surrounding natural landscape without calling undue attention to the development.
3. Provide adequate facilities and services based on the type and scope of development proposed including conceptual approval from appropriate state agencies for proposed private water and/or sewer systems. Final approval shall be required prior to issuance of building permit.
4. Limit the height of all buildings to 24 feet, except one structure may be 35 feet.
5. Limit the number of primary structures on site to an average of one per five acres. Primary structures may include dormitories, educational and office space, and storage buildings, Primary structures shall include all buildings other than individual accommodation units and agricultural buildings.
6. Signs allowed on site shall comply with the requirements of Section [6.5](#), provided, however, that, maximum allowable signage, defined as the aggregate total square footage of signs onsite, shall be a maximum of 60 square feet, provided that no individual sign may be more than 12 feet in height and 40 square feet per face. Signs that are not visible from off-site shall not be considered in the aggregate allowed total.
7. The average density of individual accommodations units (for example campsites and/or cabins) shall be limited to one per two acres; individual accommodations units shall not exceed 400 square feet. The County may permit a bonus density for individual accommodation units of up to one unit per .75 acre, where the County specifically finds that a proposed development will provide

significant and substantial public benefit, as compared to alternative uses for the subject property, by exceeding county standards with respect to:

- a.** Protection of sensitive lands on the site;
- b.** Dedication of view shed easements across the property from high public use areas;
- c.** Dedication of 80 percent or more of the site as open space;
- d.** Protection and enhancement of wildlife habitat, and
- e.** Diversification of the local economy.

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL						Use-Specific Standards	
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI		HI
Overnight Accommodations	Bed and breakfast	P	P	P	P	P		P	P	P	P			3.2.2D
	Dude ranch or destination resort					C								3.2.3F
	Hotel or motel						P	P	P	P	P			3.2.3L
	Recreational vehicle parks and campgrounds								C	C	C			3.2.3M
	Residential units used for overnight accommodation							P	P	P	P			4.6.4

3.2.3 Commercial Use standards

D. Bed and Breakfast

Bed and breakfasts shall comply with the standards of this section:

- Lodging and breakfast may be provided for **a maximum of 10 temporary** overnight occupants in **no more than 3 5 separate bedrooms** for compensation;
- One (1) off-street parking space shall be provided per bedroom offered for use for temporary overnight accommodations, in addition to off-street parking otherwise required pursuant to Section 6.1, off-street parking standards;
- All guest rooms shall be located in the principal structure as defined in the Land Use Code;
- Structures shall not be altered in a way that changes their general residential appearance;
- One (1) sign shall be allowed, in accordance with the requirements of Section 6.5, Signs, of this LUC;
- ~~All bed and breakfasts shall be owner-occupied and- or owner-live-in, on-site managerd, and the owner shall be present at all times when guests are present.~~
- Earth-tone colors shall be utilized that minimize contrast with the surrounding landscape.
- ~~Breakfast shall be served to temporary overnight occupants in accordance with the Bed and Breakfast Inns of Utah Standards (www.bbiu.org).~~
- ~~There shall be a minimum separation distance of 500 feet in all directions between the property lines of parcels containing approved and permitted bed and breakfasts.~~
- ~~Bed and breakfasts shall be inspected annually at a random time to ensure compliance with the following standards of the Bed and Breakfast Inns of Utah Standards (www.bbiu.org):~~
 - ~~Breakfast Service is provided to guests each morning.~~
 - ~~May be Continental, Continental-Plus or a Full Breakfast~~
 - ~~Self-service (i.e. guests prepare their own) is unacceptable~~
 - Owner/manager must be available on premises
 - Short absences to attend to off premises duties are acceptable.
 - Information for emergencies must be made available to guests (even during short owner/manager absences).

- ~~10-9.~~ Bed and breakfasts shall be inspected annually by the Fire Chief, Health Inspector, and Building Official for compliance with applicable code standards with all associated fees paid by the bed and breakfast owner.
- ~~11-10.~~ Bed and breakfasts that become legal non-conforming uses as a result of the passage of Ordinance _____ shall have 10 years from the date of passage to meet the standards established by Ordinance _____ unless the minimum separation distance would require the closure of one or more otherwise legal nonconforming uses.

DEED RESTRICTION

RESTRICTIVE COVENANT

I/We, _____, dated _____, and recorded with the Grand County Recorder in Book _____, Page _____, being the owners of the premise identified as _____, Grand County, Utah, Parcel _____, hereby declare a restrictive covenant, a limitation that the Bed and Breakfast dwelling located on said premises shall:

1. Lodging and breakfast may be provided for temporary overnight occupants in no more than 5 separate bedrooms for compensation. No room in the dwelling shall be used as a sleeping room that is not designated bedroom on the house plan;
2. All guest rooms shall be located in the principal structure;
3. There shall be a full-time, on-site resident manager who resides in the principle residence;
4. Applicant must show that the facility meets minimum performance standards for off-street parking as specified in Section 6.1, including reasonably expected extraordinary parking demands;
5. Off-street parking shall not impede the garage parking (driveway leading to residential garage), a hardened surface suitable to support vehicular traffic, and shall be maintained in a usable conditions at all times;
6. Site Plan shall be approved by the building official, fire department, travel council, and health department;
7. No bed and breakfast facility shall allow more than two adults in any rental room unless the bedroom square footage is larger than three hundred square feet and does not use a public corridor or passageway between suite bedroom areas;
8. Structures shall not be altered in a way that changes their general residential appearance;
9. One (1) sign shall be allowed, in accordance with the requirements of Sec. 6.5, Signs, of this LUC; and
10. A site plan shall be drawn to scale and clearly show the location and dimensions of existing and proposed structures, parking, access ways including driveways, and outdoor lighting

Legal Description:

STATE OF UTAH)
 §
COUNTY OF GRAND)

I/(we) _____,
being duly sworn, depose and say that I (we) am (are) the owner(s) of the property

identified in the attached map and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I (we) have received written instructions regarding the process for which I am applying and the Grand County Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this ____ day of _____, 20____

(Notary Public)

Residing in: _____

My Commission Expires: _____

DRAFT

Recent Building Permit Review

(*since October 8)

5 new construction (residential)

2 manufactured private-home

1 solar (residential)

County Commission Update 10-26-20

(Meeting on 10-20-20)

- Small Area Plan Resolution passed notifying public of intent to modify standards for that area and a moratorium on new development projects for a maximum of six months (see attached)
- Moab Area Housing Task Force presentation (see attached)

**GRAND COUNTY, UTAH
RESOLUTION NO. _____ (2020)**

**TO FORMALLY INITIATE PROCEEDINGS TO AMEND THE PERMITTED USES,
DEVELOPMENT STANDARDS, AND PURPOSE FOR THE RESORT SPECIAL ZONE
IN LUC SECTIONS 2.12 AND 3.1 AND CREATE A SCENIC RESOURCE
PROTECTION AREA IN NEW LUC SECTION 4.8**

WHEREAS, Title 17 Chapter 27a of the Utah Code authorizes Grand County to enact ordinances, resolutions, and rules and to enter into other forms of land use controls and development agreements that the County considers necessary or appropriate for the use and development of land within the unincorporated area of Grand County, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing: uses; density; open spaces; structures; buildings; energy-efficiency; light and air; air quality; transportation and public or alternative transportation; infrastructure; street and building orientation and width requirements; public facilities; fundamental fairness in land use regulation; and considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

WHEREAS, Title 17 Chapter 27a of the Utah Code requires Grand County to provide for the health, safety, and welfare of its residents; improve the peace and good order, comfort, convenience, and aesthetics of the County; protect the tax base; foster the state's agricultural and other industries; promote the orderly development of urban and nonurban development; provide fundamental fairness in land use regulation; and facilitate orderly growth and allow growth in a variety of housing types.

WHEREAS, the previously named Grand County Council ("County Council") adopted the Grand County General Plan Update ("General Plan") on February 7, 2012 with Resolution No. 2976;

WHEREAS, the County Council adopted the Grand County Land Use Code ("LUC") on January 4, 1999 with Ordinance No. 299, as amended, for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, from time to time the County adopts ordinances to modify its LUC and zoning map to improve the quality and order of land development and align the LUC with changing community conditions, state law, and contemporary planning concepts;

WHEREAS, while the General Plan acknowledges the important contribution of tourism to the local economy, it also states that growth in new business sectors should be balanced with tourism to achieve year-round economic diversification with higher-paying jobs;

WHEREAS, the Planning Commission has initiated a Small Area Planning process for the northern entrance to the City of Moab and Arches and Canyonlands National Parks, focused on

the area where Highways 191 and 313 join, as shown in the attached map attached hereto as Exhibit A and has discussed certain amendments to the LUC, specifically: Section 2.12 (Resort Special Zone), Use Table 3.2, and Article 4 (new Section 4.8, Scenic Resource Protection Area);

WHEREAS, Utah Code § 17-27a-508(1) permits the Grand County Commission (the “Commission”) to deny approval of a land use application submitted within one hundred and eighty (180) days of initiation of proceedings to amend applicable land use regulations;

WHEREAS, there is limited private property in the area subject to the Small Area Planning process, which area impacts the viewsheds to Arches and Canyonlands National Parks, local water resources, and wildlife corridors;

WHEREAS, there has been an increase in recent applications for this area for rezones for potential development including overnight accommodations or mixed commercial uses;

WHEREAS, the rapid, ongoing, and future growth of the City of Moab and County is resulting in crowded, heavily utilized parks, trails, public lands, and roadways. Between 2010 and 2019 visitation to Arches National Park increased by 63.6%, and visitation to Canyonlands National Park increased by 68.4%. In 2019, Arches National Park accommodated 1,659,702 visitors;¹

WHEREAS, in recent years, Overnight Accommodation developments in Grand County have outpaced residential development significantly: as of mid-2020, approximately 5,095 overnight accommodations units had been constructed in Grand County (with another 1440 vested units not yet built) versus only approximately 3,340 primary residential dwelling units. In 2019, the ratio of overnight accommodations to primary residential units was 1.4. In 2020, this ratio worsened to 1.96;²

WHEREAS, market conditions and an increasing dependence on tourism have become detrimental to the development of other necessary uses, including retail, commercial, office and housing uses;

WHEREAS, non-residents have accounted for an average of 43% of calls to the Emergency Medical Services agency since 2012, and non-residents account for a disproportionate share of financial losses to the EMS agency due to unremitted bills. In 2017, calls from non-resident patients resulted in \$317,118 of loss, not including employee wages, benefits or liability insurance, which loss has worsened in recent years;

WHEREAS the local office of the Department of Workforce Services has reported a significant increase in the number of private sector service jobs remaining unfilled because of the increase in Overnight Accommodations and tourism without a proportional increase in affordable housing in Grand County. In February 2019, 328 jobs (5.6% of total employment) remain unfilled with more than 100 job advertisements remaining unfilled for at least six months or longer;

¹ Moab Travel Council

² Planning and Zoning and Building Departments

WHEREAS, the United States Geological Survey is conducting a multi-year groundwater study in the Moab Area Watershed, including the area subject to the Small Area Planning process, the results of which are still pending. Grand County acknowledges that additional water study is necessary and anticipates the need for a multi agency, intergovernmental groundwater management plan for the Moab Area Watershed; and

WHEREAS, for the reasons articulated above, the Grand County Commission finds that compelling, countervailing public interests justify the prohibition of new land use applications in the area subject to the Small Area Planning Process, as shown in Exhibit A;

NOW, THEREFORE BE IT RESOLVED that the Grand County Commission does hereby:

Initiate proceedings to amend the permitted uses, development standards, and purpose for the Resort Special zone in LUC Sections 2.12 and 3.1 and create a Scenic Resource Protection Area in new LUC Section 4.8 in the area shown in the attached Exhibit A.

APPROVED by Grand County Commission in a regular public meeting on October 20, 2020 by the following vote:

*Those voting aye:*_____

*Those voting nay:*_____

*Those absent:*_____

GRAND COUNTY COMMISSION:

ATTEST:

Mary McGann, Chair

Quinn Hall, Clerk/Auditor

MOAB AREA HOUSING TASK FORCE

MAHTF

WHO WE ARE

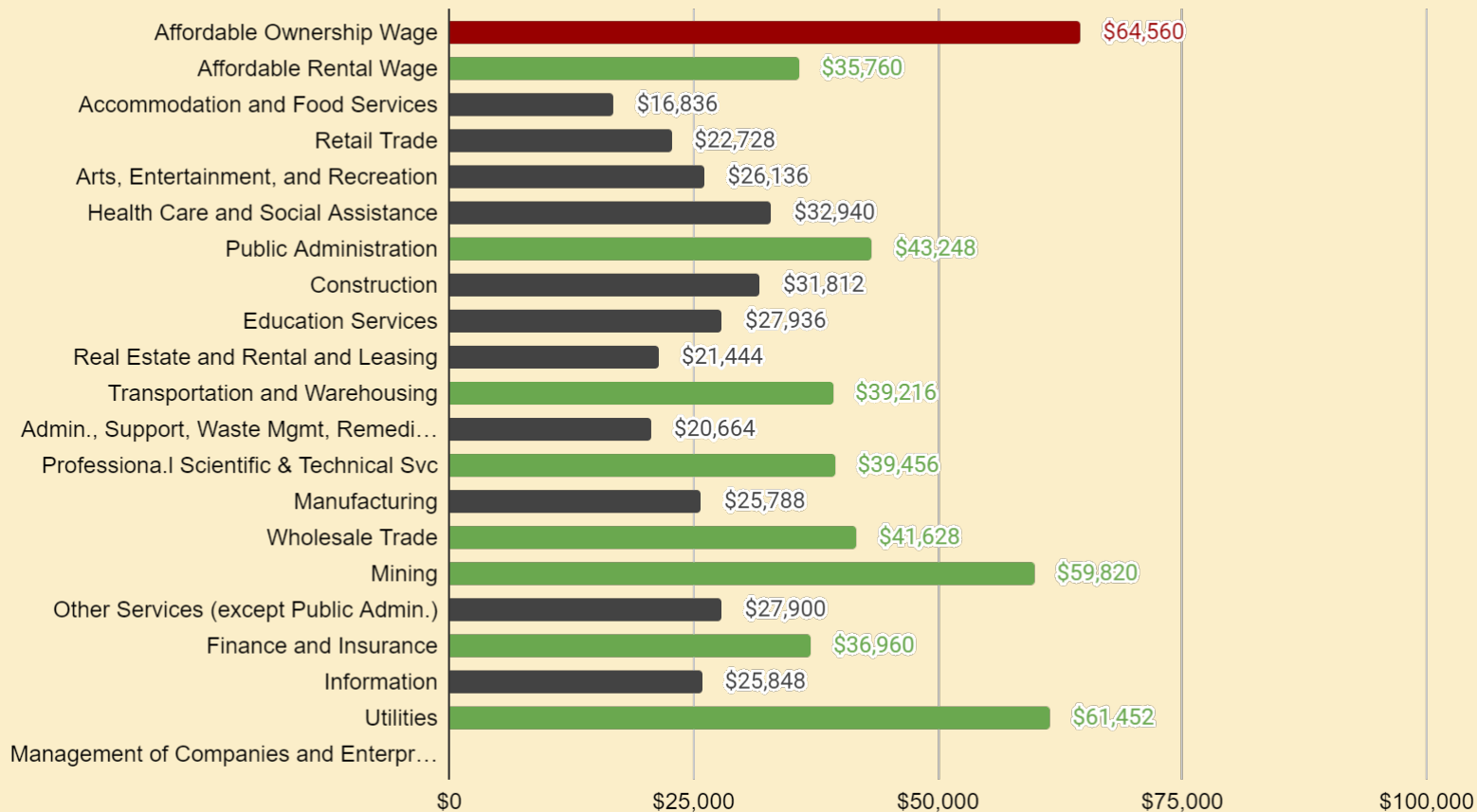
- **Mission:** The MAHTF is a voluntary body of community members that lobbies for fair housing opportunities for every resident of the Moab Area.
 - The MAHTF was created in 2009 as a by-product of creating the Moab Area Affordable Housing Plan.
- **Membership:** is comprised of the following representatives from
 - Moab City
 - Grand County
 - Castle Valley
 - Housing Authority of Southeastern Utah (HASU)
 - Community Rebuilds (CR)
 - Moab Area Community Land Trust (MACLT)
 - Grand County School District
 - Seekhaven
 - Grand County Homeless Coordinating Committee
 - Developers
 - Realtors
 - Local affordable housing advocates

HOUSING OVERVIEW

	2009	2015	2019	2030 (Projected)
Average Annual Wage	\$27,360	\$30,792	\$34,956	\$45,801
Average Hourly Rate	\$13.15	\$14.80	\$16.81	\$22.02
Median Sales Price	\$231,000	\$259,500	\$359,000	\$591,547
Monthly Ownership Expenses	\$1,730	\$1,779	\$2,356	\$3,704
Affordable Owner Wage	\$69,200	\$71,170	\$79,320	\$144,129
Affordable Hourly Wage	\$33.27	\$34.22	\$38.13	\$69.29
# Workers Req. to be Affordable	2.53	2.31	2.27	3.15
HUD FMR (3BR)	\$744	\$1,115	\$1,112	\$1,773
Affordable Rental Wage	\$29,760	\$44,600	\$44,480	\$70,927
Affordable Hourly Wage	\$14.31	\$21.44	\$21.38	\$34.10
# Workers Req. to be Affordable	1.09	1.45	1.27	1.55

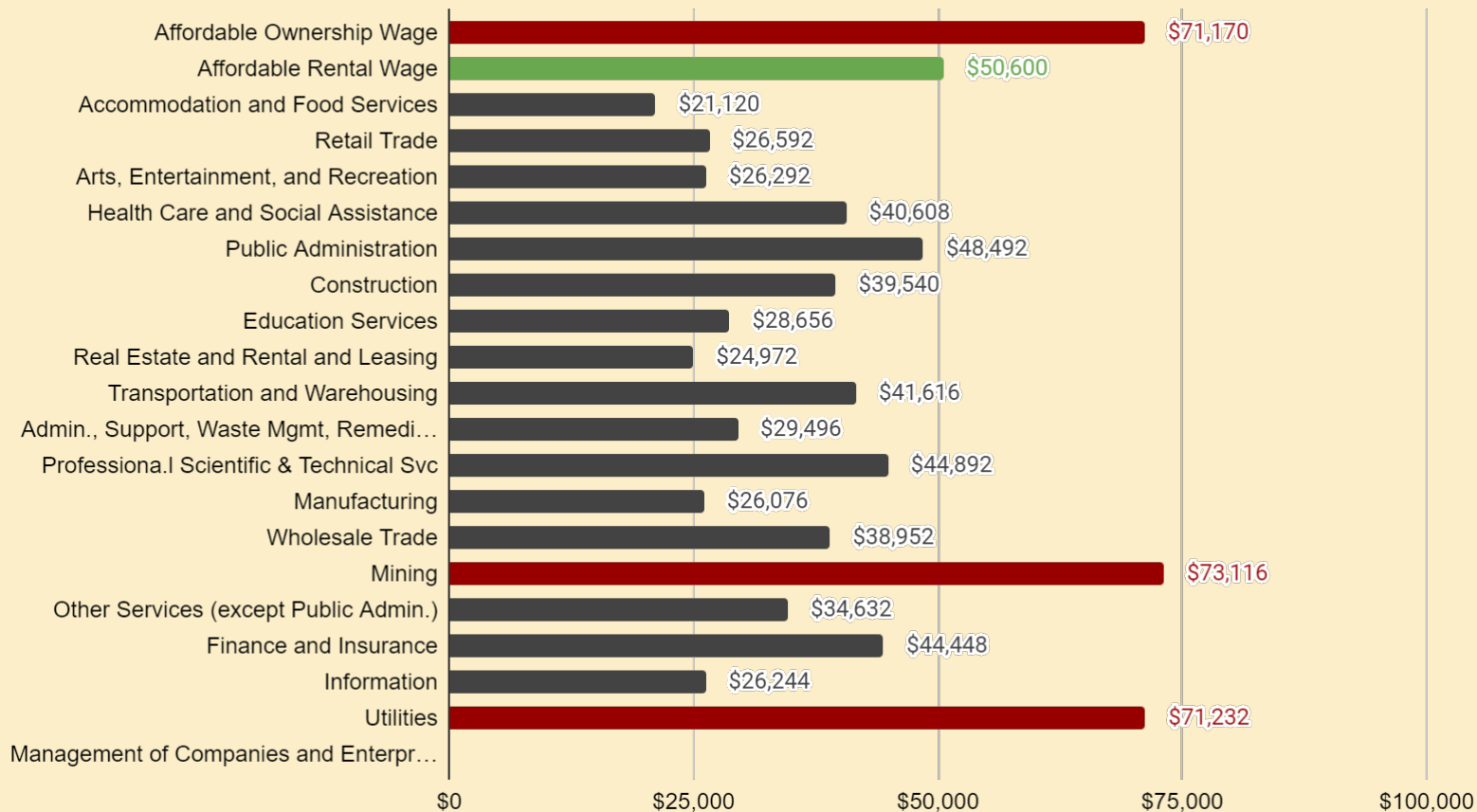
AFFORDABILITY & WAGES

2009 Wages & Affordability



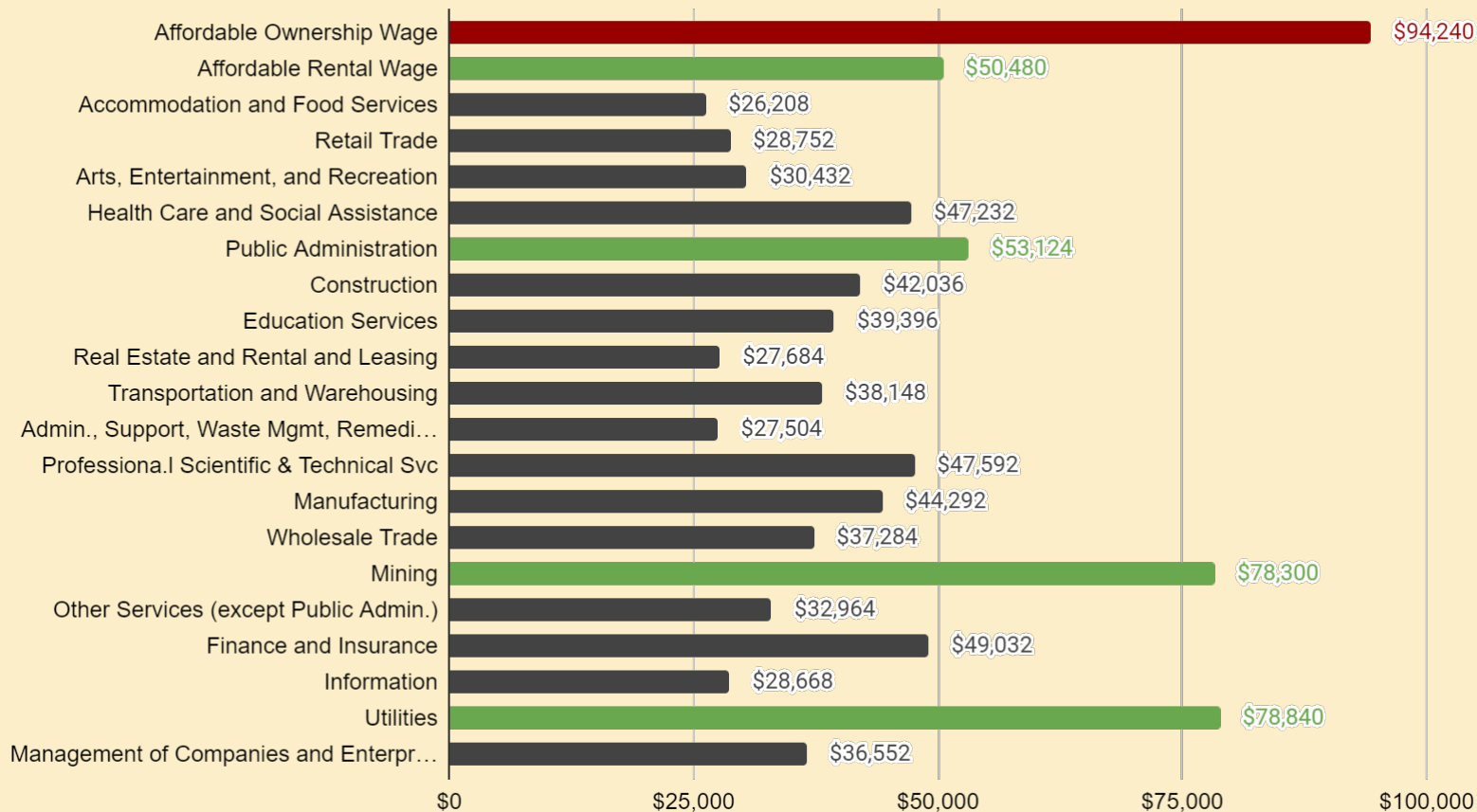
AFFORDABILITY & WAGES

2015 Wages & Affordability

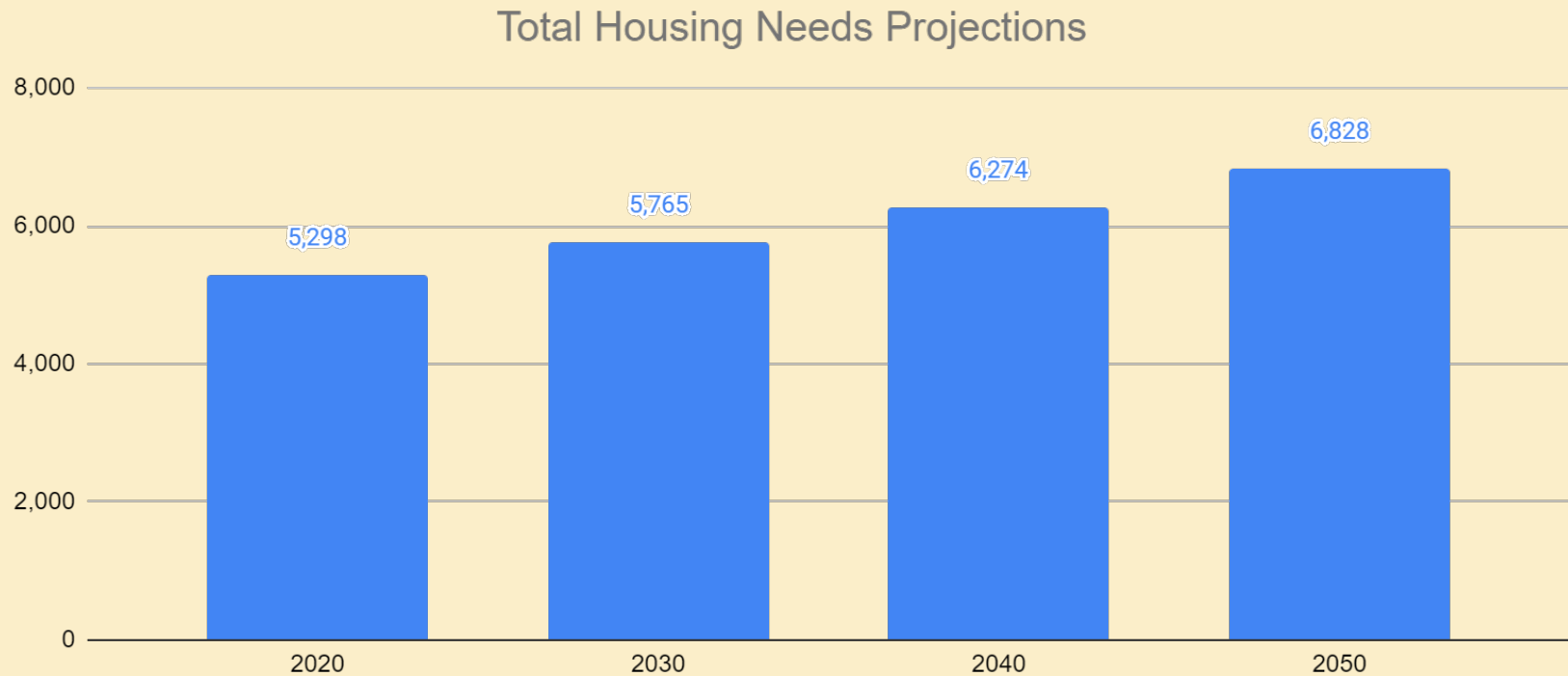


AFFORDABILITY & WAGES

2019 Wages & Affordability

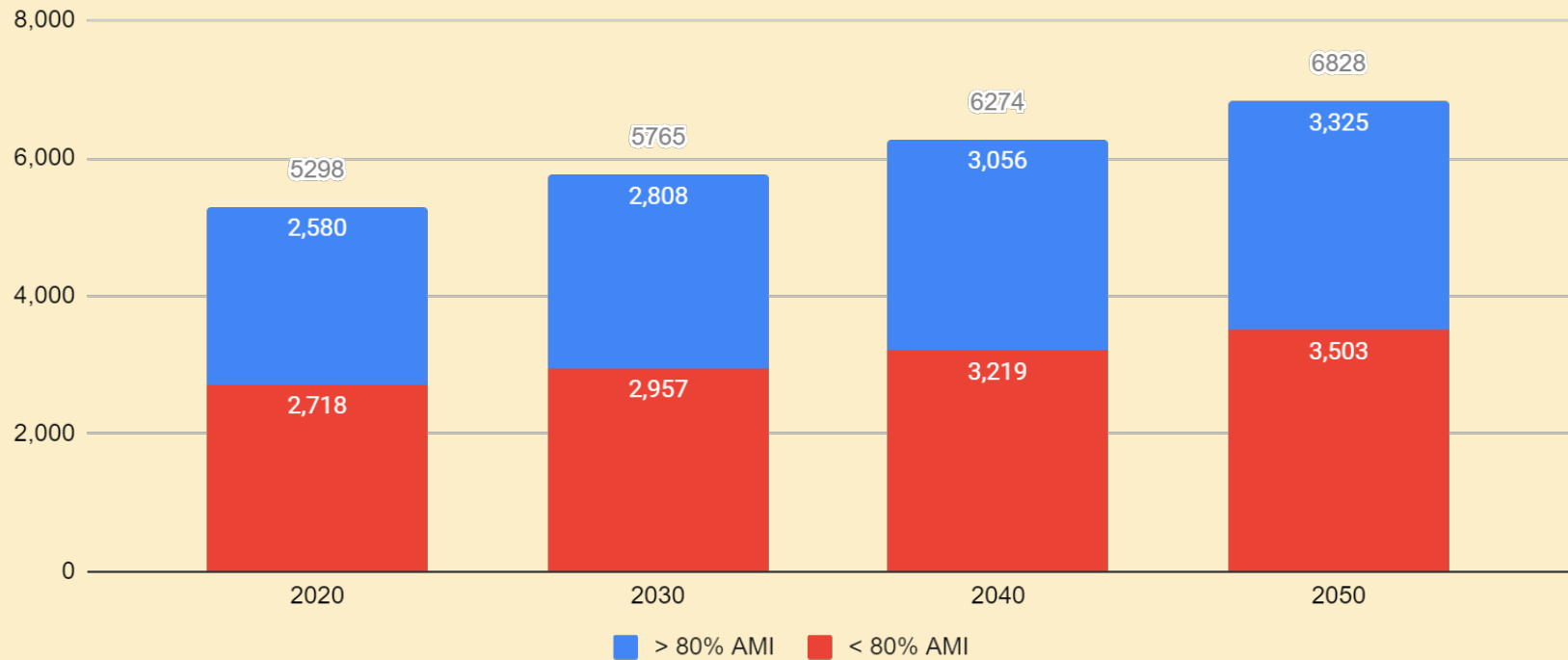


HOUSING NEEDS PROJECTIONS



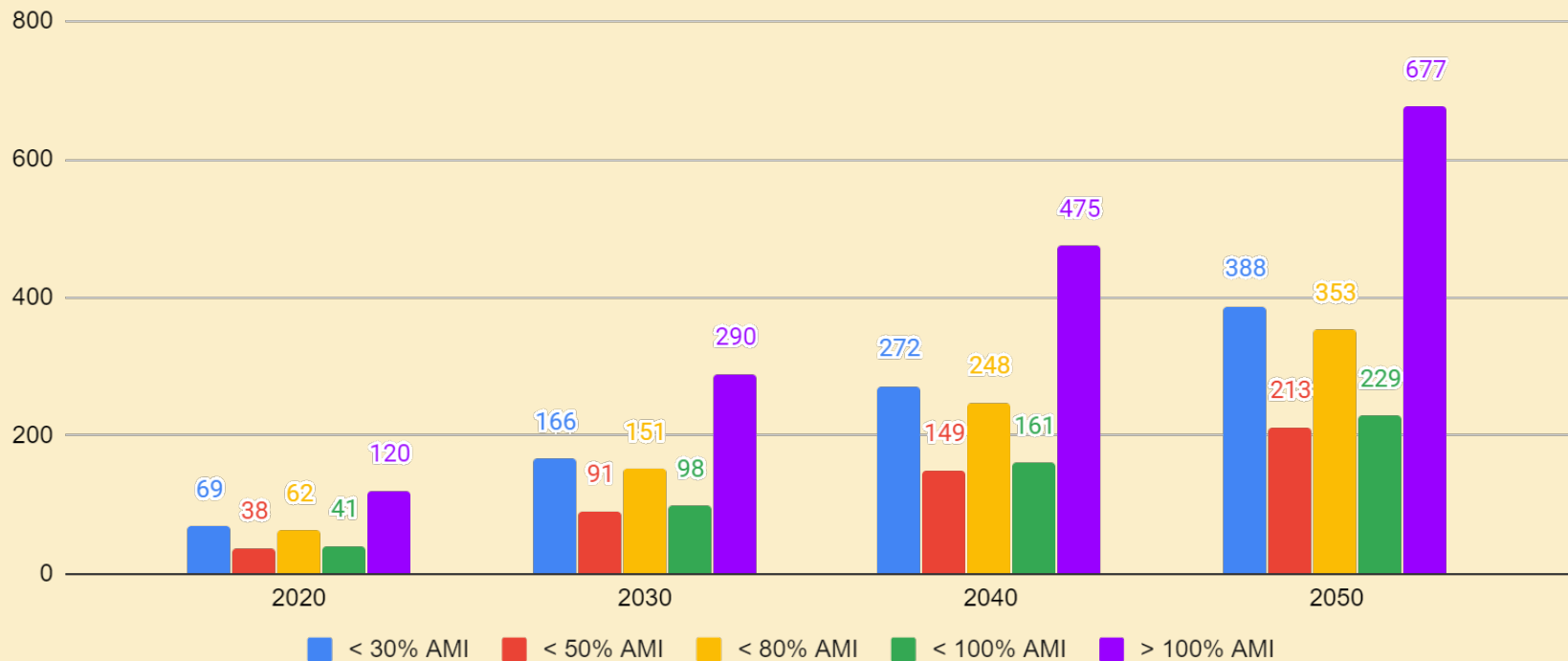
HOUSING NEEDS PROJECTIONS

Housing Needs Projections for Low-Income Units

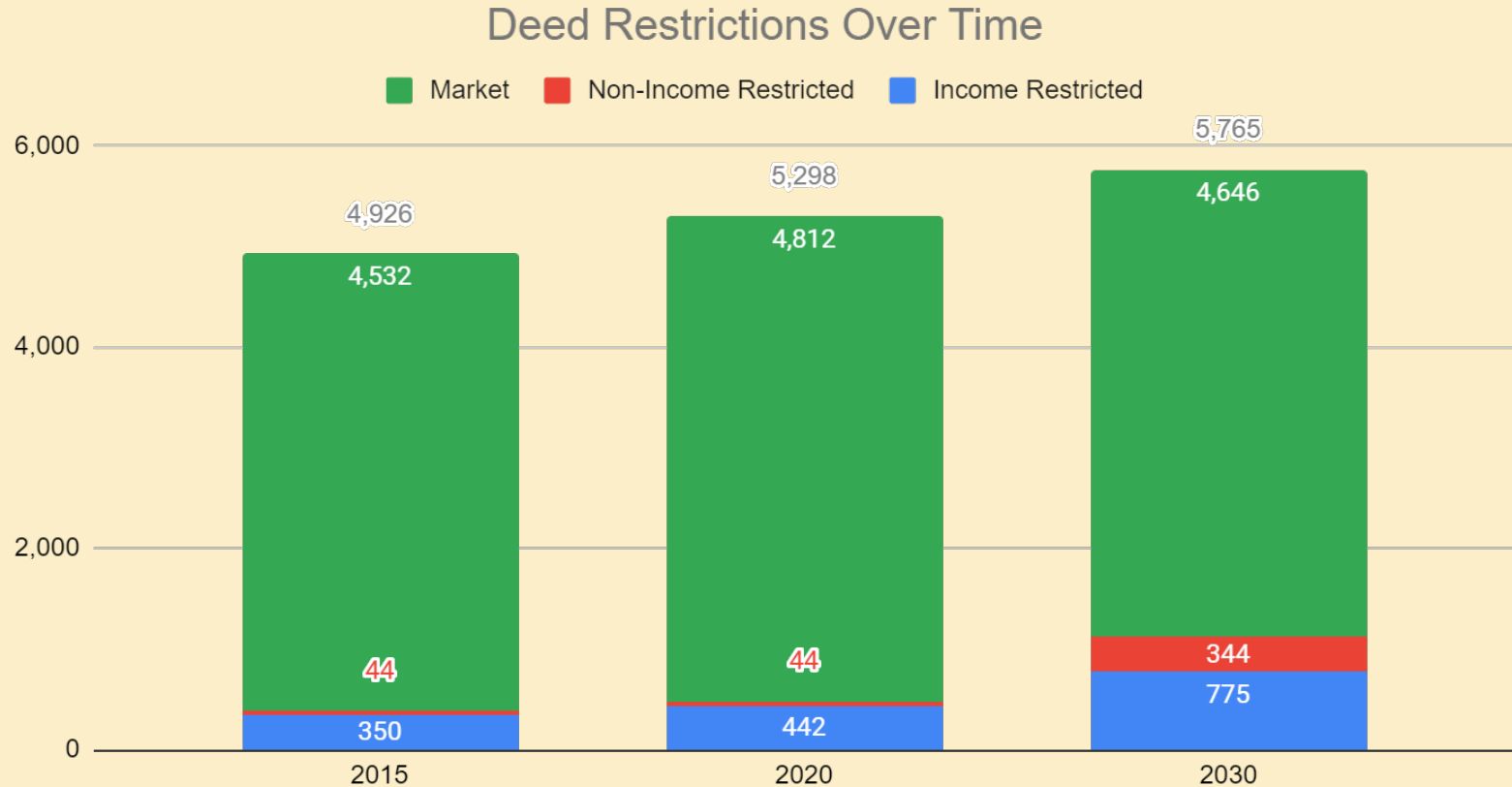


HOUSING NEEDS PROJECTIONS

New Housing Needs Projections by Income Level

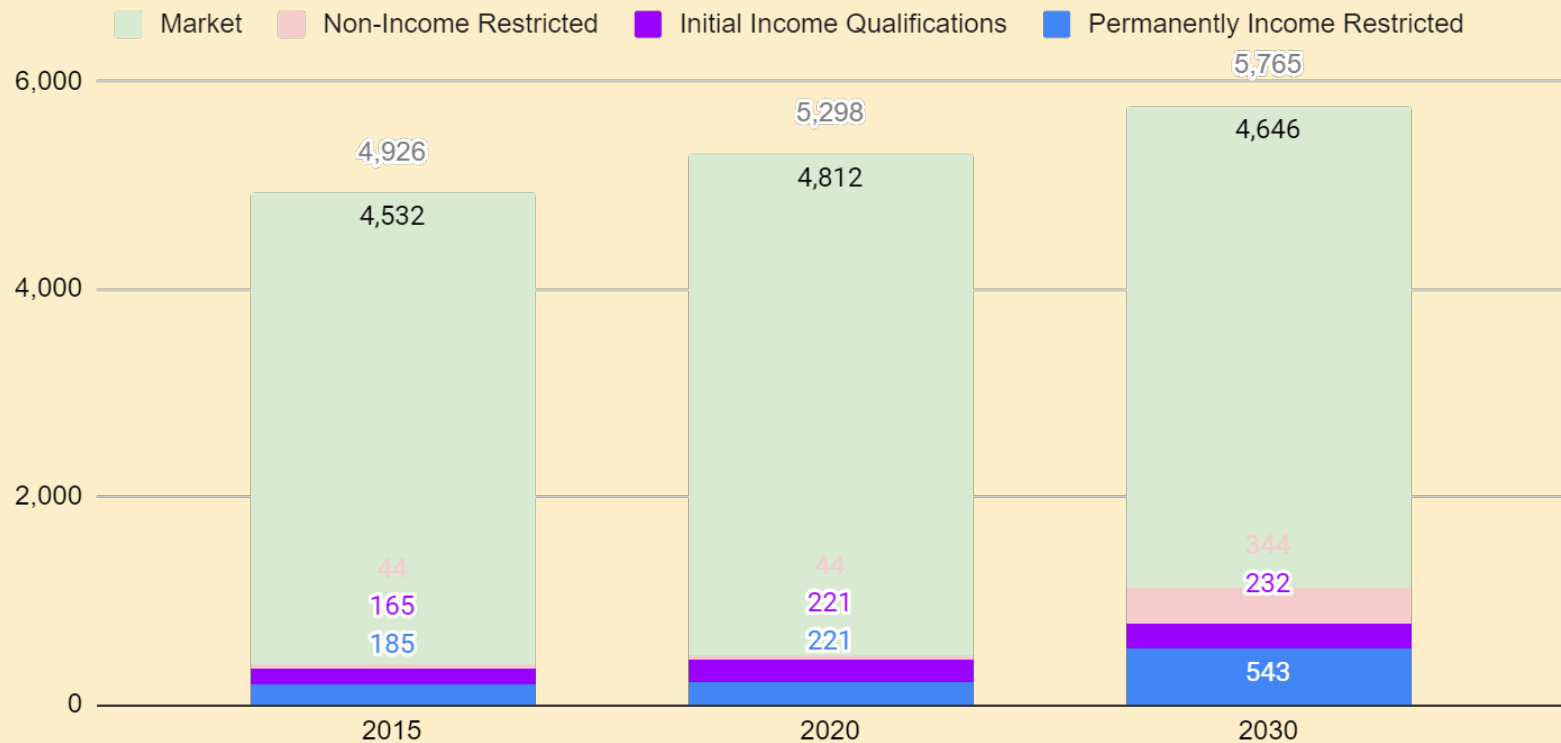


DR NEEDS PROJECTIONS

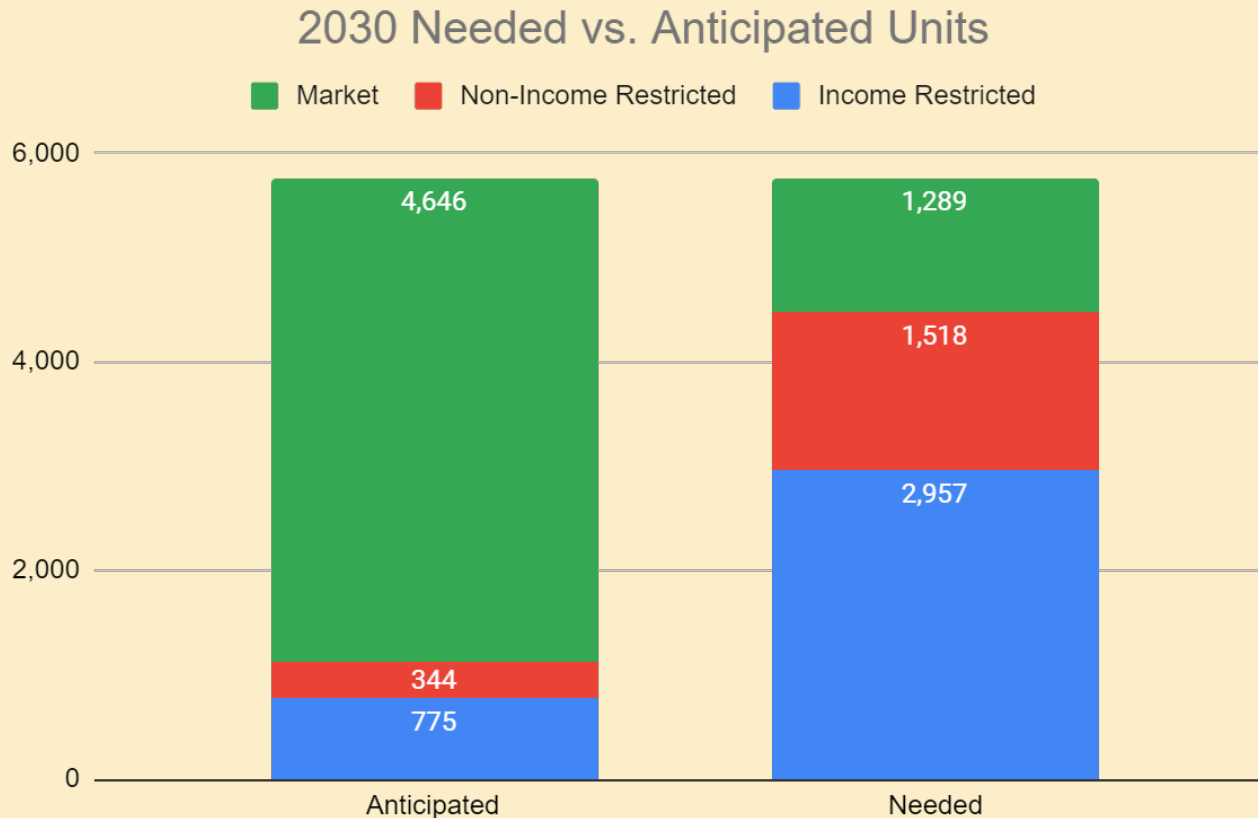


DR NEEDS PROJECTIONS

Deed Restrictions Over Time



DR NEEDS PROJECTIONS



- Needed Non-Income Restricted Units calculated using projections for households earning less than \$100,000/yr
- Needed Income Restricted Units calculated using projections for households at or below 80% AMI

HOUSING OVERVIEW: UNITS



ACCOMPLISHMENTS

- MAHTF leverages the collective experience of its members to **garner public support for affordable housing!**
 - Speaking at public meetings
 - Writing letters of support for local, state, and national housing issues
 - Examples: HDHO, PAD, WAHOO, Assured Housing, MAPS, City and County affordable housing funds, support for various affordable housing developments, SB 39, Arroyo Crossing
- We bring **workshops** to Moab that spur discussion and engage the public in conversations related to affordable housing.
 - Example: Vail Indeed Presentation, upcoming Homeowner Financial Education training, Utah Housing Coalition retreat
- The MAHTF has been instrumental to City and County staff in gathering qualitative and quantitative data to update the **Moab Area Affordable Housing Plan.**

CURRENT PRIORITIES

- HIGH
 - Update Moab Area Affordable Housing Plan
 - Establish agreements and funding mechanisms for deed restriction administration
 - Develop Arroyo Crossing
 - Increase public education through workshops, advertisements, and outreach campaigns
- MID
 - Develop mixed-use ordinance
 - Develop Indeed Moab program (see vailindeed.com)
 - Provide educational resources to local development community
 - Implement guidelines for fee waivers and deferrals (e.g. impact fees, development review fees, building permit fees, and others)
- LOW
 - Provide updates on affordable housing plan implementation
 - Expand MAHTF membership
 - Review LUCs, offer recommendations, and engage in public process to mitigate/remove barriers to housing

HOW YOU CAN HELP US ACHIEVE OUR GOALS!

- Create more transparency and clearer communication regarding the development process
- Approve townhome density bonus
- Give developers more flexibility over lot dimensions
- Decrease project boundary buffer in urban/urbanizing areas
- Increase project boundary buffers in rural areas (or scale with size in rural areas)
- Create a cluster requirement for certain lot sizes and allow cluster development by right instead of developers having to create a PUD
- Decrease parking requirements for urban/urbanizing areas
- Create a library of free ADU plans
- Create a library of deed restriction templates
- Incentivize sustainable development (water, xeriscaping, energy)

WHAT CAN WE DO FOR YOU?

Outreach and Education: Part of MAHTF's listed priorities is to provide outreach and education events catered to developers and the community at large centered around affordable housing happenings!