

October 30, Planning & Zoning Commission Work Session

Sheinberg & Ferguson will be on phone

AGENDA

MEETING GOALS

1. Answer questions to allow completion of the Future Growth Maps
2. Address differences of opinions, or affirm opinion, of Planning Commission on Comp Plan Goals-Objectives-Actions (based on completed P&Z "Homework" and Public Votes at Open House)
3. Identify what else P&Z wants to discuss on Nov. (last meeting before the Public Hearing Comp Plan is issued)

CONTEXT

- When Public Hearing Draft Plan is issued Dec. 20, it is what Planning and Zoning Commission is expecting, there are no surprises, it is as close as possible to 100% ready-to-adopt
- We have one more meeting (Nov. 20) before Public Hearing Draft Plan is issued

A. DISCUSSION TO GUIDE FUTURE GROWTH MAP – see Attachment A and B

1. Discuss Future Growth Designations (and possible future zoning) for

- Klondike Hwy where water and sewer will be extended
- Klondike Hwy beyond water and sewer extension (Liarsville etc.)
- Other

2. School Ballfield

3. Zoning Code (and Future Growth Map) changes to encourage types of housing Skagway wishes to see

Facilitated discussion with 3 questions for commissioners (see Attachment B)

The types of housing changes Skagway would like to encourage, such as:

- a) Housing that is clustered (such as small single family homes clustered around a common space or townhouses clustered around a common green space)
- b) Includes multi-family units such as condominiums, apartments, townhouses
- c) Has common open space, facilities and landscaping
- d) Allows for a mix of single family-duplex-multi-family housing that is part of a planned development, and
- e) Similar

Could all be accommodated by adding a Planned Unit Development (PUD) section to the zoning code.

PUDs typically are conditional uses. To qualify to develop a PUD:

A. Skagway could set a minimum acreage that must be involved, say:

- 15,000 sf or 1/3 of an acre (3 lots or greater) OR
- 20,000 sf or ½ acre (4 lots or greater) OR
- 60,000 sf (a block, including the MOS owned alley in between)

B. Skagway could set an area that PUDs will be allowed for consideration, for example:

- The Residential Transition Areas shown on Future Growth Map, or
- Anywhere north of 12th Avenue (regardless of zoning), or
- Other....
- Everywhere

B. DISCUSSION TO HELP FINAL GOALS-OBJECTIVES- ACTIONS - see Attachment C and D

1. Public Responses Goals- Objectives- Actions
2. Commissioner Responses Goals-Objectives- Actions
3. What this suggest needs more discussion November 20

C. WHAT ELSE DOES PLANNING COMMISSION WANT TO DISCUSS ON NOVEMBER 20?

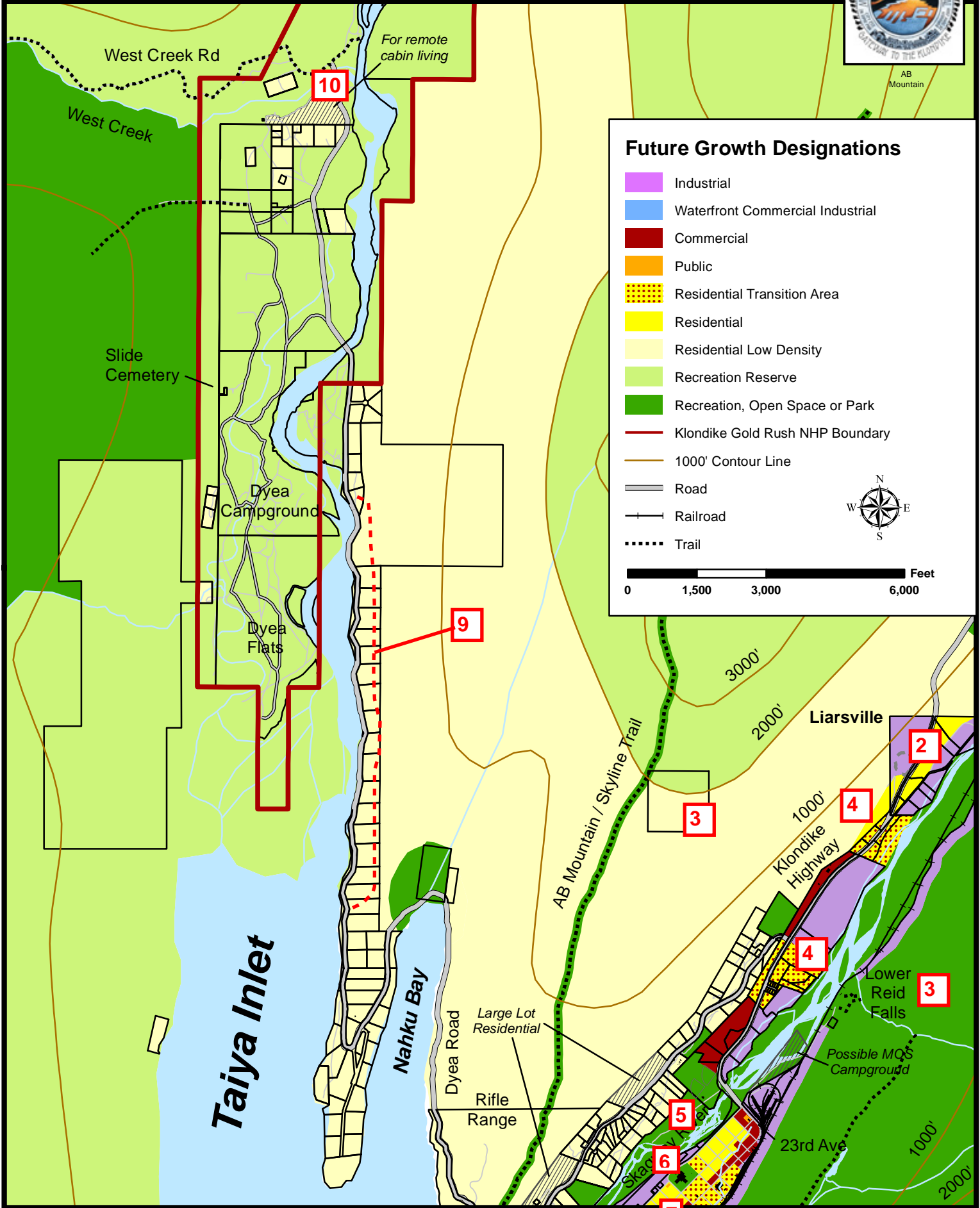
Attachment A

Comment Key (see map, next page)

1. **Old White Pass City/Brackett Wagon Road** - Add a multi-use (bike, hike) trail on old Brackett Wagon Road to White Pass City. *(planners note: I think that from town to old White Pass City the WP&YR train tracks are now on the Brackett Wagon Road and that there isn't room to put in a trail without blasting. We are seeking clarification now.)*
2. **Liarsville Area** - Realistic future uses here are: tourism operations, storage, warehouse, employee housing, repair shops. Also, there is some higher end and nice SF residential. Correct future growth plan designation (and zoning) should allow these. People investing in tourism operations or high end residential don't want an industrial use next door though. There are some 'eye sores' here that need cleaned up too. Water table is very high here, can be trouble with septic systems and getting potable drinking water. Platted private lots on east side are actually now river or clearly in floodplain.
3. **Need Additional Areas for Commercial Tourism Operations** - We don't allow commercial tours on public trails, and we have lots of land 'reserved' for recreation use. Given growing numbers of tourists, we need more places to send them, to spread them out, more things for them to do. What if we wanted to allow a tram experience, or a guided hiking experience open to all (residents, independent visitors/visiting family and friends, pre-sold on ships, walk-on, etc.) on Muni land north and east of Lower Reid/ Gold Rush cemetery? Or on the private 40-acre parcel out about 2000 feet on AB Mountain? Other ideas? If this is a possibility, lets discuss this in Land Use/Future Growth chapter of Comp Plan and/or have a commercial designation or note on Future Growth Maps.
4. **Klondike Highway** - Agreement with more Residential development here. Suggest NOT changing zoning from Industrial to Residential General, instead rezone to Light Industrial or Business General with ½ acre or ¼ acre lots contingent on water/sewer over bridge.
5. **Seven Pastures** - The disk golf course is so vital to recreation community, please do not turn that area over to development. Do not allow RV Park at Seven Pastures, this is for recreation use.
6. **School** - Do not sell the softball field.
7. **Rec Center** - Build a bowl size extension to skate park. Need bigger ramps, new jumps.
8. **Burro Creek area (private and BLM)** - Realistic future uses here are tourism operations, commercial, recreation, and hydroelectric. Hydro potential on private land is documented at 2 MW, on private+ BLM land at 7 MW. Future Growth Map and Zoning should reflect this.
9. **East side overlooking Taiya Inlet, Muni Land** - Build pioneer road (already surveyed or sketched) and sell Taiya Overlook Lots
10. **Muni land, before West Creek Bridge, west side** - One acre residential subdivision here is good idea. Note there is some erosion by West Creek along the road in this area, kind of got missed during dike construction after 2004(?) flood, will need to consider this when laying out lots. Also, no need to call this "dry cabin living" - this is a lifestyle choice here and there are different ways to accomplish it.

Figure 7-11 Skagway Future Growth Plan

Draft



SKAGWAY ZONING CODE		A = allowed as a principal use				P = Prohibited		C = conditionally allowed					
Zone	SF or Dup	Access Apt	MF	Congr	Mobile Homes	Mobile Home Park	RV Park	Rec Cabins, Lodges, Seasonal Rec Fac	Minimum lot size	Max Lot Coverage	Setbacks	Camp Grnd	Other Notes
RC	A	C		P	P			C	40,000 sf	25%	All - 25'	C	P - comm rec on MOS land
RLD	A	C		P	P				1 to 2.5 acres	15%	F 25' Other- 20'	P	C - RV for 18 mon C- comm greenhse
RG	A	C	C	C - 1 per block, Review every 2 years	A - N of 15 th P - S of 15 th	A - N of 15 th w skirting & permanent find P - S of 15 th	C		1-3 DU 5000 sf 4-6 DU 1650 sf/DU >6 DU 1500 sf/DU MH Park 10,000 sf and 3000 sf/lot RV Park 60,000 sf, 300 sf/RV, 4' betw Congr 10 people/5000 sf (or 20 for 10K), 1 parking per 3, 6' high fence next to RG	50%	F-10' S-5' R-5'		
BH	A	C	A	A	P	P				90% on 5000 sf	2' or less bet F & boardwalk, S-0' / 5' R-5'		
BG	A	C	A	A	P	P			Congr 1 Bid per 5000 SF, 1 parking per 3, 6' high fence next to RG	90% on 5000 sf Congr-60% max	All - 5'		
IL	C - assoc w IL use	C?	C?	C - assoc w IL use	?	C - N of 15 th		No info, if allowed by PZ	Congr- Same as above Other- 5000 sf	Congr-60% max, Other- no limit	F but 10' road, S-15', R-0		A - Offices A -Storage P - junkyard
I	C - assoc w Ind use	C?	P?	C - assoc with Ind, N of 23 rd St. Bridge	?	C- "trailer park"		No info, if allowed by PZ	Trailer Park 60,000 sf, 2000 sf/RV, 4' bet Congr-40,000 sf, 1 parking per 3, 6' high fence next to RC	Congr- 60%, other-no limit			
W	C - assoc w W use	C?	P?	C - Assoc w W	P	?	?		2000 sf		All -20' but access-10'		C-hotel, motel

PUDs - From Fredericksburg Texas

The purpose of the Planned Unit Development (PUD) Zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones.

The PUD Zone, is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such PUDs must be related to the land, surrounding uses and zoning; and would ensure the fulfillment of community needs relative to certain residential, commercial, industrial, recreational and other land uses.

Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards, that would not be detrimental to surrounding property or uses nor the public health, safety and welfare.

All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit and may include mixed combinations of the various forms of residential, civic, commercial, industrial, recreational uses and other forms of land uses.

PUDs - From Wikopedia (edited by Sheinberg)

PUD is a means of land regulation, which promotes unified land development. This development promotes:

- A mixture of both land uses and dwelling types with at least one of the land uses being regional in nature
- The clustering of residential land uses providing public and common open space
- Increased administrative discretion to local professional planning staff while setting aside present land use regulations and rigid plat approval processes
- The enhancement of the bargaining process between the developer and municipality which in turn strengthens the municipal site plan review and control over development for potentially increased profits due to land efficiency, multiple land uses, and increased residential densities.

COTTAGE HOUSING & PUDS - From Juneau

COTTAGE HOUSING DEVELOPMENTS

49.15.700 - Purpose.

The purpose of this article is to:

- (a) Provide for development of housing that responds to changing demographics and smaller-sized households;
- (b) Provide for single-family cottage ownership in a neighborhood setting;
- (c) Support the efficient use of land and higher density in-fill in developed areas;
- (d) Provide additional opportunity for housing development; and
- (e) Provide standards for cottage housing development and design.

49.15.710 - General provisions.

- (a) Zoning districts. A cottage housing development shall be permitted in the D-3, D-5, D-10, and D-10 SF residential districts.
- (b) Common interest community form of ownership required. A cottage housing development must be developed as a common interest community pursuant to AS 34.08.010—34.08.995.
- (c) Water and sewer. Cottage housing development shall be permitted only in areas served by municipal water and sewer at the time of application.

PLANNED UNIT DEVELOPMENT

49.15.600 - Purpose.

The general purpose of the planned unit development code is to permit flexibility in the regulation and use of land in order to promote its most appropriate use; to facilitate the adequate and economical provisions of streets and utilities; to preserve the natural and scenic qualities of open space; and to encourage, consistent with the goals and objectives of the comprehensive plan, residential developments that are planned, designed and developed to function as integral units.

The specific purposes of the planned unit development code are to:

- (a) Encourage uses of land that are efficient, aesthetic, in harmony with the surrounding area, and consistent with the comprehensive plan and available public services;
- (b) Encourage innovation in site design and building layout, pedestrian and vehicular circulation, parking facilities and streets, configuration and use of open space, and mixing of housing types and compatible land uses;
- (c) Encourage economy and efficiency in common facilities;
- (d) Preserve and protect natural features, streams, lakes, wetlands, natural drainage channels, vegetation, and vistas;
- (e) Avoid avalanche, landslide, and flood hazard areas; and
- (f) Encourage development of quality housing at a reasonable price.

49.15.610 - General provisions.

- (a) Zoning districts. A residential planned unit development is allowed in zoning districts RR, D-1, D-3, D-5, D-10 SF, D-10, D-15, D-18, and LC.
- (b) Permitted uses. The uses allowed in the underlying zoning district, according to section 49.25.300, table of permissible uses, are permitted in all planned unit developments. The following additional uses are permitted in a residential planned unit development:
 - (1) A mixture of single-family, two-family, and multifamily housing; and
 - (2) A recreational facility or a planned unit development community center.

RANKING OF SKAGWAY 2030 COMPREHENSIVE PLAN OBJECTIVES AND ACTIONS - OVERVIEW OF RESULTS

Things to Talk about October 25 highlighted in Yellow

P&Z RANKING (October 25-17)

Planning and Zoning Commissioners individually completed “homework” during October 25-27 to assign their priorities to the working Skagway 2030 Comprehensive Plan Goals- Objectives- Actions.

They also noted whether each action needed accomplished in the (S) short term (1-3 years), (M) medium-term (4-6 years), (L) long-term (7-10 years), or needed to occur in an (OG) ongoing manner.

When ranking, each planning commissioner did something a little different, all assigned at last 1-4 (for top 4 priorities), some assigned 1-10 or more. Some ranked only actions, others ranked objectives or actions.

If this were a quantitative exercise, I’d be freaking out because the direction was obviously unclear.

However, I’m not worried because the main purposes were to get a sense of any areas where the commission is far apart with each other, or with the public. In addition, it does this. Also, it ‘forced’ you to read all the objectives and actions 😊

PUBLIC RANKING (October 19)

Over 40 residents ranked actions to get done over the next 10 years at the Open House.

Just looking at the public voting on Objectives and Actions, the following 6 actions are in a top tier with BOTH the highest TOTAL votes AND the highest number of THIS IS MY TOP PRIORITY votes.

1. Improve pedestrian access and safety on Broadway Street
2. Extend water and wastewater systems across the 23rd Avenue Bridge to enhance fire protection capabilities, provide for higher density development, remove septic systems so close to drinking water aquifer and thus protect the drinking water wellhead area. Size the system to support development in area north of bridge over next 30 years.
3. Ensure fire and police protection and emergency medical services can meet the local demands for service.
4. Construct Recreation Center expansion to meet current and expected future demands for its use.
5. Support health care service delivery and opportunities that allow all Skagway community members including seniors, and families, to live comfortably in Skagway year-round.
6. Stimulate rehab of dilapidated housing stock that are uninhabitable (options for both incentives to rehab and disincentives if left as is are listed).

PUBLIC SAFETY

Public

3 of public's top 17 here (had total votes of 15 or more)

- PS 2 Extend W&S across the 23rd Ave Bridge. *(Cross reference with U3)*
- PS 1 Ensure fire and police protection and emergency medical services can meet the local demands for service.
- PS 3C Create and execute a plan for attracting additional volunteer firefighters

P&Z

- Extending W&S top for P&Z too
- Mostly P&Z ranked everything here 1-4
- 1 (who ranked ALL actions 1-10+) had lower rank for Dyea substation, staff training, attracting & recruiting police

Comments

- Hire a Paramedic
- No aerial ladder truck
- PS 3F and 3G - Added seasonal Community Service Officer: doubtful in ST, determine if even 1 is even warranted
- PS 3D, 3E increase police staffing, plan to attract and recruit police - NO
- Have police pass out tickets for traffic violations during May

Seems to be police concerns...

- Lack of support to grow force or increase benis to attract & retain officers
- Questionable support for seasonal added community service officer
- Yet, many concerns voiced regarding lack of overall enforcement, and, need to identify community's top public safety priorities for enforcement and focus on those (PS 4)

PUBLIC SERVICES

LIBRARY

Public

- No top priority rankings
- Top ranked in group: L 1D Assess the sustainability of internet usage trends and identify solutions

P&Z

- Status quo is ok
- Top ranked is: L 2A Continue to provide a safe environment for patrons and staff

Comments: none

HEALTH CLINIC

Public

2 of public's top 17 here:

- HC 3 Support health care service delivery and opportunities that allow all Skagway community members including seniors, and families, to live comfortably in Skagway year-round.
- HC 2D Assess the need for and explore options for hiring and retaining a physician

P&Z

Top priorities:

- HC 2A Provide adequate staffing, HC 1A Continue to provide a safe environment for clients and staff

Comments:

- HC 2B How to do retention/recruitment with only 1 provider, no local market?
- Create a better recruitment program to attract better trained providers

MUSEUM

Public

- No top priorities, highest vote getter with 7 is M 2B Renovate the Rapuzzi House (2nd Ave. and Main St.) for a history resource center and arts education center

P&Z

Comments:

- Delete M2A, we already have this
- I really liked the special exhibit for the Princess Sophia memorial; more special commemorative exhibits like this in the future please.
- The creation of a Native research center that exposes to the public the core of the Native culture and can be a place of cultural exchange.
- Create an annual schedule of community programs and better connect with school and or daycares.

PUBLIC UTILITIES

Public

1 of public's top 17 here:

- U 4 Extend W&S across the 23rd Ave Bridge (Cross reference with PS 2)
- No votes for enforcement of seasonal dumpster oevrloading

P&Z

- U4 is top for P&Z too.
- Other top: U 1D Complete construction of composting building and begin operation of composting program

Comments

- U1A, U1B, all - refractory, NOT new building (new incinerator)
- U5B Require congregate houses to have bear proof dumpsters i.e. not just regular garbage cans
- **Planners: Add objective/actions for Recycle-Reduce-Reuse programs/infrastructure/education. Several listed actions belong under this.**

RECREATION

Public

5 of public's top 17 here:

- R 1 Maintain and improve the Skagway trail system and outdoor recreational opportunities.
- R 2 Improve and connect pedestrian paths, parks, and green space along the waterfront and through town.
- R 2A Design and install wider walking paths and connected green space through waterfront from Pullen Creek to Yakutania Point Bridge, include trees and landscaping to better screen pedestrians from wind and dust.
- R 2C Complete Pullen Creek Stream Walk and Municipal Loop. Market this part nature, part historic/shopping district Walking Loop to help relieve congestion and disperse visitors. *(cross T 2C)*
- R 3B Construct Recreation Center expansion

P&Z

R1 and R2 also are tops for P&Z

Comments

- 2 votes: No trailer parks at the seventh pasture; Save it for a local rec uses.
- 2 votes: add - Build the Lost lake Loop Trail
- A NO on R1D, and a NO vote on somewhat similar to R5 A-C. Need to talk about this.
- Planner: Pool question for P&Z

TRANSPORTATION

Public

- # 1 Top Vote Getter of all and of top # of Priorities is T2A: Improve pedestrian access and safety along Broadway.

P&Z

- Top- Alaska Street and around Skagway School
- ? State Street??
- Seems clear that it is overwhelming, needs to be more focused/better organized, less shotgun

Comments

Planners: We will organize T1 better.

From P&Z Meeting:

- There is no disagreement that congestion on Broadway, in the historic district, is a top concern. (per P&Z discussion, public votes at October Open House, and public votes at April Health Fair Open House)
- The idea of making Broadway 1-way (from south to north) as a one-month or one-season (May 1-Oct 1) trial during summer of 2020 is mentioned a lot. This could solve several concerns at once: reduce pedestrian and vehicle congestion and better organize their movement, eliminate most empty tour buses on Broadway, allow room for a designated 'Photo Stop' in front of AB Hall (everyone want to take a photo there), make room for moveable 'pop-up parklets' the OASIS committee is thinking about that would add needed spots for pedestrians to sit as well as generate some fun & buzz.
- Prohibiting tours on Broadway is NOT the answer.

- Line of sight when turning onto or crossing State Street is awful for both drivers and walkers. Solve by requiring a larger no parking zone at street intersections and/or adding 'bulb-outs' at corners that are the width of a car so pedestrians can stand out farther and see cars (and vice versa).
- Pick one of several options suggested to generally prohibit tours and tour buses on residential streets.
- E-scooters and e-bikes are coming; don't want lots of competing businesses and parked ones blocking sidewalks. Get on top of this.
- ROW at Spring & 5th is too small (20 feet)
- The importance of the AMHS to Skagway and 'homework' has underway to position itself to take action in the future on AMHS must be added to transportation chapter.
- Traffic goes too fast by school, and intersections and sidewalks there need improvements (see transportation chapter)

Affirm Top Areas/Recommendations (listed in random order)

1. Pedestrian movement, crossings, and safety along Broadway from waterfront to 7th Ave
 - Make vehicle traffic 1-way, N-S, in 2020 for May, or for May 1-Oct 1
 - Paint crosswalks at intersections of Broadway and 2nd-5th Avenues (all)? Crossing Guards at 2nd? Pedestrian islands?
 - AB Hall is photo point
2. Pedestrian movement, crossings, and safety around School
 - Sidewalk on Main St N of school
 - Sidewalk on 15th Avenue to intersection of 15th Avenue and Alaska Street
 - Stop Signs or Speed Bumps, both ways, on Alaska Street where it intersects 15th Avenue
 - Add crosswalk, painted or raised, to 15th Avenue and Alaska Street (access to school)
 - Enforce speed limit and laws restrict the running of stop signs in the school zone
 - Do not extend 16th Ave through to Main Street when Garden City RV redeveloped
3. Pedestrian movement, crossings, and safety around Little/Big Dippers
4. Blind corners turning onto State Street
5. Tour buses:
 - Move out of residential areas
 - No empty buses on Broadway
 - Use N-S movement N of 7th Street uses State Street
 - Spring St & 5th
6. Bike lanes and sidewalks both sides of Main Street
7. Improve wayfinding for visitors
 - Integrate wayfinding marks into sidewalks, coordinating with the "Welcome to Skagway" wayfinding maps
 - Develop better wayfinding signage and guideposts (including maps) around/to/at docks and through town that also communicate Skagway's history
 - Create Ferry Terminal signage for arriving in Skagway (e.g. "Welcome to Skagway") and along Klondike Highway. Mixed opinion on golden arch?
8. Complete Pullen Creek Stream Walk and Municipal Loop
9. Enforce no speeding and no parking rules

ECONOMIC DEVELOPMENT

Public

- None of public's top 17 here
- Highest vote getters are to renew Hatchery (ED 4H), resolve port management by end of 2021 (ED 2A), and Use Triple-Bottom-Line to help maintain quality of life in Skagway when making planning, economic, and land use decisions (ED 6)

P&Z

- Most 1s and 2s are to ED 1B - retain cruise market share by building new or redesigning docks to accommodate up to 2 largest ships; ED 2A -resolve port management, and ED 2C Hire a MOS Port Director
- **TBMP not a top vote getter, but is critical.**
- Expanding small boat harbor not a top priority for most

Comments

Public wrote in several suggestions (below) to promote and protect commerce, purchases. We really don't have an objective that addresses this. Arguably, this is Chamber, SDC, TCVB job...but do we need an objective?

- Create a voucher or free pass that gives all WP&YR ticket holders a free shuttle ride to downtown, encourage all guests to be on Broadway and not back to ship
- Business directory at AB Hall
- Skagway having some of the most scenic waterfront should take advantage of that
- Create a quality board to prevent fraud from seasonal stores. We have a fraud problem in the jewelry industry. A few vendors are misrepresenting their product. Some kind of oversight/best practices would be ideal.

HOUSING

Public

2 of public's top 17 here:

- H 9 Develop (or cause to be developed through RFP, land sale, or lease) the 3.5 acre Garden City RV Park with 50-90+ new dwelling units. Ensure housing variety here with desired clustered, moderate-density, mixed-use development. Some housing should be affordable
- H 11 Stimulate rehab of dilapidated housing stock that are uninhabitable. Not on P&Z's radar?

P&Z

Strategy for ranking getting a bit "scattered" either folks are tired of scoring or a bit all over the place. P&Z 1s or 2s are:

- H1 Need to meet current pent-up demand.
- H2 Continue the residential land disposal program for Borough-owned land. (*look at action scores*)
- H6 C Modernize zoning code definitions, ensure consistency.
- H7 Rezone portion of area north of the 23rd Avenue Bridge per Future Growth Map and Land Use chapter.....
- H 9 Develop (or cause to be developed through RFP, land sale, or lease) the 3.5 acre Garden City RV Park with 50-90+ new dwelling units. Ensure housing variety here with desired clustered, moderate-density, mixed-use development. Some housing should be affordable.
- H 11 Stimulate rehab of dilapidated housing stock that are uninhabitable.
- H 12 A Hire a summer code enforcement officer to increase MOS enforcement and inspection presence to address safe and sanitary housing violations including.....
- H13 Establish a 1-year Mayor's Housing Taskforce with staff supportto accomplish housing objectives.

LAND USE & FUTURE GROWTHPublic

2 of public's top 17 are here:

- L-8 Extend Water and Sewer across 23rd Ave Bridge
- L-7 Provide a variety of recreation opportunities including dispersed outdoor recreation, developed parks and trails, ballfields, and indoor recreation facilities and programming. Opportunities for youth and senior citizens deserve special attention. (MOVE TO RECREATION)

P&Z

1s or 2s are:

- L-8 Extend Water and Sewer across 23rd Ave Bridge
- L-1 B Remediate ore terminal property so infrastructure decisions and improvements can occur.
- L-3 F Build and/or reinforce dikes or revetment walls to prevent subsidence, erosion, and flooding (revetment walls are sloping structures placed in such a way as to absorb the energy of incoming water).
- L-4 Provide an adequate supply of residential, commercial, industrial zoned land to help ensure ordered growth and implement the goals of the Municipality of Skagway. Manage municipal land use, land acquisition, and land disposal in an orderly manner to accomplish municipal goals.
- L-4 C Consolidate Public Works facilities at Wastewater Treatment Plant /former Police Station 'campus' and on half of 15-acre site on Klondike Highway.
- L-5 C Ensure plans, facilities, and land use can accommodate growth in transshipment related development (ore, fuel, cargo, seafood)
- L-9 Update the Zoning Code to modernize and provide consistent definitions; ensure rules facilitate the types of development Skagway wishes to encourage (see Housing section for many for details); and that any updates do not create unintended consequences or loopholes.

Comments

- Maintain subzones – metro, urban, rural, remote develop consistently within zone