

Potential Project/Policy	Priority	Description	Est. Timeframe
ADU changes	1-Highest	Amend ADU regs to consider reductions in setbacks/building height, etc.	3 months - by Nov. 1
RVs as temporary, emergency housing	1 - Highest	Allow RVs to be parked, off street, in residential neighborhoods. Could include camping (tents). Would be seasonal April-November. TZO?	1 month - by Sept 1
Simplify Deed Restrictions and add a local resident option	1- Highest	Prepare user guides to deed restricted housing. Develop a Deed Restriction requiring local occupancy of units	1 month - by Sept 1
Use some ARPA funds for Walnut Lane	1 - Highest	Due to a rise in material costs and lack of workers, Walnut Lane has become more expensive than the original proformas	Need additional information on ARPA funds
Code amendments to allow tiny homes and a tiny home village	2 - High	Allow tiny homes, camp park homes, etc in some Zoning Districts	6 months for code changes, unknown for actual projects. Feb. 1, 2022
Amend the PAD and allow it in the R-2 Zone		The PAD has not been used, other than for Walnut Lane. Need to clarify language and consider changing parking requirements. Make the PAD a permitted Use	6 months for code changes, unknown for actual projects. Feb. 1, 2022
R-3 Density	2 - High	At this time, R-3 allows over 20 units/acre without any requirements for affordability. Discuss changes to the base density and incentives for employee housing	6 months for Code Changes.
R-2 Density/configuration	2 - High	Review R-2 density. Allow two-household and three-household configurations.	

Short term employee RV park in C-4.	2 - High	Allow an owner of a commercial parcel to use their property for employee housing. Either permanently, or as a short term measure until more units are constructed. Consider allowing these parks to convert to overnight RV parks in the future, or not	3 months - by Nov. 1 to develop concept and do code amendments
Revise PUD			
Allow Bunkhouses/Dormitories in some zones	3 - Medium	These types of uses are not explicitly allowed in the current code.	6 months for code amendments
Amend parking requirements for Employee housing	3 - Medium	Parking can be a limiting factor in development of employee housing	
Enforce illegal nightly rentals in residential zones		There are likely many nightly rentals happening now that are not licensed or allowed in the residential zones. Some are "grandfathered" as Established OAs, but many are not	
Purchase of homes and rent out bedrooms to employees			
Provide Transportation to/from employee housing area to the commercial downtown area	Will be happening via UDOT - 5 year pilot program	Transportation in the form of shuttles or carpools so that out of town employees don't have to have cars to get to work.	???
Housing Stipend for new City Employees	3 - Medium	Add a stipend to city employee compensation package as a recruitment tool	As funding allows
Evaluate vacant properties and consider changes in zoning to allow employee housing.	4 - Low	Could be an overlay or a form of PUD	2 years
Consider a housing mitigation/replacement program	4 - Low	When someone comes in with a new project that displaces existing employee housing, they could have to pay a fee into the City's housing fund, or replace the affordable units on-site or off-site	1 year

Process	Potential Partners
Changes to 17.70 PC recommends to CC, CC approves	
TZO or emergency declaration	
Adminsitrative. Public information. Need to revise PAD	HASU, HTF
Policy Discussion with City Council	Finance Department
Amendments to MMC Title 17	Explore outside resources for information. May need outside help with graphics
Modifications to MMC 17.68	HASU, HTF, County (HDHO)
Amendments to MMC Title 17.48.	Focus group to include realtors, major property owners, at-large citizens

Amendments to MMC 17.27. Could do a TZO?	Major Landowners in C Zones; Major employers; Health and Building departments
Amendments to appropriate Zones to allow different configurations for Employee Housing.	Major Employers
Not a Zoning amendment. City Policy	UDOT, Grand County, business community
City Policy	Human Resources
City Policy	Developer
City Policy and Code Amendments	HASU, HTF, Grand County

