

WORK SESSION AGENDA

**CITY COUNCIL WORK SESSION
TUESDAY
OCTOBER 29, 2019**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
6:00 P.M.**

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Pledge of Allegiance and Mission Statement

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

3. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR EVANS
VICE MAYOR SHIMONI
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY

COUNCILMEMBER ODEGAARD
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

4. Public Participation

Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

5. **Review of Draft Agenda for the November 5, 2019 City Council Meeting**

Citizens wishing to speak on agenda items not specifically called out by the City Council may submit a speaker card for their items of interest to the recording clerk.

6. **Proclamation:** Native American Heritage Month

7. **Recognition:** Housing America Student Posters

8. **Private Waste Hauler Regulations**

9. **Discussion on *Council Salaries* section 1-07-001-0005 of the Flagstaff City Code.**

10. **Discussion:** How the City can add more residential units within the single-family residential zoning parcels.

11. **Public Participation**

12. **Informational Items To/From Mayor, Council, and City Manager; future agenda item requests**

13. **Adjournment**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2019.

Stacy Saltzburg, MMC, City Clerk

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Todd Hanson, Solid Waste Section Director
Co-Submitter: Dylan Lenzen
Date: 10/18/2019
Meeting Date: 10/29/2019



TITLE

Private Waste Hauler Regulations

STAFF RECOMMENDED ACTION:

Provide staff with direction on what revisions to bring forward at a future Council Meeting.

EXECUTIVE SUMMARY:

Currently, private waste hauling companies are allowed to collect solid waste produced by commercial and multifamily properties. These companies are allowed to operate within City limits with a very limited set of regulations. Due to limitations in these regulations, the City lacks basic information, such as the amount of material they collect within the City, which makes it difficult to accurately calculate and track key metrics such as a community-wide diversion rate.

Staff recommends the adoption of regulations, such as mandatory data reporting, as well as other basic requirements found in Arizona cities, such as insurance requirements, licensing fees, vehicle maintenance, and simple recycling outreach. Such regulations support the Rethink Waste Plan and Climate Action and Adaptation Plan.

INFORMATION:

Although Flagstaff's City Code outlines the requirements for licensing of solid waste collection companies (Section 7-04-001-0013) there is still much to be desired in the code, and best practices in other cities in Arizona can be referenced to find better practices in regulation.

License Application

Currently, to apply for a license to collect solid waste in the city, a hauler would use a general business license. Based on examples from other cities, such as the City of Mesa, staff recommend asking for additional information as part of the application process, such as the applicant's plan for collected material. This plan would include information on accepted materials, sorting, collection and transportation, processing, possible incentives and promotion of their recycling program.

Licensing Fee

Currently, the annual fee for each solid waste collection company is fifty dollars (\$50.00). Other cities within Arizona, such as Tempe and Tucson charge a much more substantial fee (\$1,000.00 per vehicle) to cover the costs that private waste haulers impose on the City. For example, the City of Tucson's licensing fee is used for litter collection efforts, since solid waste collection vehicles are a likely contributor to litter. Justifications for the licensing fee in Flagstaff would be litter collection efforts, and the costs of sustainable materials management education and outreach provided by the City, which reaches all residents whether they are a customer of a private waste hauler or the City.

Insurance Requirements

Staff recommends adding basic insurance requirements for private waste haulers. These requirements could model other cities, such as Tempe, which require public liability, property damage, and personal injury insurance.

Data Reporting

Staff recommends implementing mandatory data reporting that includes the annual weight of trash, recyclables, and compostables collected within the Flagstaff City limits. This data would allow the City to calculate an accurate diversion rate and more effectively evaluate waste prevention and diversion programming.

Other Service Requirements

Additional requirements may be considered, including:

- Recycling and trash bin colors that mirror the City's bin infrastructure
- Dumpster signage that communicates which materials are accepted in each type of bin
- Annual vehicle inspection program to ensure safe and environmentally-sound operation of collection vehicles
- Maximum vehicle age for heavy-use front-line vehicles

All of these requirements would support the Rethink Waste Plan and Climate Action and Adaptation Plan by improving recycling outreach and promoting a more efficient collection fleet that reduces greenhouse gas emissions. **Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan**

CLIMATE CHANGE: Take meaningful climate change action. Actively manage and protect all environmental and natural resources.

ENVIRONMENTAL AND NATURAL RESOURCES: Actively manage and protect all environmental and natural resources.

Attachments: [Presentation](#)

Private Waste Hauler Regulations

October 29, 2019

Dylan Lenzen, Sustainability Specialist





Outline

1. Background – Why are regulations necessary?
2. Potential regulation components
 - License application
 - Licensing fees
 - Insurance requirements
 - Data reporting
 - Service requirements
3. Relationship to council goals



Background – Existing Regulations

- Currently, private waste haulers can collect waste from commercial and multifamily properties within City limits
- In order to do so, companies need to obtain a general business license
 - \$50 fee
 - Renewal of license requires an inspection of vehicles



Background – Challenges

- Existing licensing process lacks basic requirements
 - No insurance requirements
 - No plan for collected materials (i.e. Where are recyclables going?)
 - No reporting requirements
- As a result, we have incomplete picture of the waste produced within Flagstaff
 - Difficult to evaluate and achieve goals



Application

Potential additions to existing licensing application for private waste haulers:

- Robust vehicle inspection
- Develop a plan for accepted materials
 - Where are trash/recyclables/organics going?
 - How is material being collected, transported, and processed?
 - How are waste diversion opportunities incentivized, if offered?
- Examples of similar regulations: City of Mesa & City of Tempe



Licensing Fee

A more substantial licensing fee could cover costs incurred by private waste haulers

- Ex: City of Tucson & City of Tempe
 - \$1,000/per vehicle fee
 - In Tucson, covers costs associated with the abatement of litter

In Flagstaff, the Solid Waste Section funds litter collection efforts, and the costs of sustainable materials management education and outreach provided by the City, which reaches all residents whether they are a customer of a private waste hauler or the City

- A similar fee could cover these costs



Insurance Requirements

Staff recommend basic insurance requirements based of other Cities:

- Ex: City of Tempe
 - Public liability and property damage
 - Personal injury
 - Safety bond



Data Reporting Requirement

In order to calculate an accurate diversion rate, staff need data on amount of material collected within City limits

- Annual tons of material delivered to a landfill
- Annual tons of material delivered to a recycling/composting facility

Ex: Mesa & Tucson



Other service requirements

Other requirements could support City goals including:

- Appropriate recycling/trash bin colors that are consistent with the City (i.e. blue=recycling, gray=trash)
- Signage to communicate what materials are accepted
- Annual vehicle inspection program.
- Age limit on front-line heavy-use collection vehicles





Relationship to council goals

- Updating private waste hauler regulations was identified as an initiative in the Rethink Waste Plan
- Supports Climate Action and Adaptation Plan
 - Better data informs future programming
 - More efficient collection vehicles reduces transportation emissions
- Updated application process allows City to promote collection practices that reduce litter



Questions



CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Shannon Anderson, Deputy City Manager
Date: 10/22/2019
Meeting Date: 10/29/2019



TITLE

Discussion on *Council Salaries* section 1-07-001-0005 of the Flagstaff City Code.

STAFF RECOMMENDED ACTION:

Obtain direction from City Council on what amendments they would like to see in Flagstaff City Code 1-07-001-0005 *Council Salaries* for future City Councils.

EXECUTIVE SUMMARY:

The Citizen Commission met on December 7, 2017 to discuss Council salaries. A recommendation was made by the Citizens Commission and presented to City Council in the form of Ordinance 2018-25 on June 19, 2018. Ordinance 2018-25 was approved during the second read on July 3, 2018 amending the compensation of the future Mayor and Council members, the membership of the Citizens Commission, the addition of a public meeting to obtain community comments on recommendations, an increase to travel allowances and clarification relating to insurance and salary adjustments.

City Council considered some additional changes to the Flagstaff City Code on Council Salaries in July 2018 in relation to how often the Citizens Commission shall review the annual salary of the Mayor and Council members and the ability for Council to request the Citizen Commission reconsider its recommendation. Ordinance 2018-28 failed for lack of a motion during the September 4, 2018 Council meeting.

Mayor Evans requested a FAIR on August 21, 2019 to discuss a text amendment to City Code allowing Council Salaries for future Council to be considered by Council earlier than what is currently stated. This was supported by four Council members on October 8, 2019.

INFORMATION:

Flagstaff City Code 1-07-001-0005 *Council Salaries* states the Citizens Commission will review the Mayor and Council salaries every fourth year following 2017 which means the next time this evaluation would occur is 2021 unless a change is made to the Flagstaff City Code. City Council considered a change from the four-year timeframe to upon a request from a majority of the Council, but this change did not pass in September 2018.

Attachments: Ord 2018-25

Ord 2018-28

ORDINANCE NO. 2018-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING SECTION 1-07-001-0005, SALARIES, OF THE FLAGSTAFF CITY CODE, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Section 1-07-001-0005 of the Flagstaff City Code outlines a process for periodic review of the Mayor and City Council salaries; and

WHEREAS, as directed in said section of the City Code, the City Manager created a citizen commission to review said salaries and make recommendations to the City Council; and

WHEREAS, the citizen commission is fully authorized under Section 1-07-001-0005 of the Flagstaff City Code to make recommendation re salary adjustments for the Mayor and Council; and

WHEREAS, said citizen commission met on November 16, 2017, and December 7, 2017, to review said salaries and after studying information made available regarding other cities in Arizona and the history in Flagstaff, said commission recommendations were presented to Council on December 12, 2017;

WHEREAS, Council desires to update the City Code related to council salaries;

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

1-07-001-0005 SALARIES:

- A. Effective upon the commencement of terms of office for those persons elected to the office of Mayor or Councilmember of the City of Flagstaff in City elections of ~~2008~~ 2018 and thereafter, the salary of the Mayor shall be THIRTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS (\$38,500.00) ~~thirty-six thousand dollars (\$36,000)~~ per year payable at THREE THOUSAND TWO HUNDRED AND EIGHT DOLLARS AND THIRTY-THREE CENTS (\$3,208.33) ~~three thousand dollars (\$3,000)~~ per month; AND the salary of Councilmembers shall be TWENTY-FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00) ~~twenty-four thousand dollars (\$24,000)~~ per year payable at two thousand ONE HUNDRED AND TWENTY-FIVE DOLLARS (\$2,125) ~~(\$2,000)~~ per month.
- B. THE ANNUAL SALARY OF THE SITTING MAYOR AND COUNCILMEMBERS SHALL NOT BE INCREASED OR DECREASED DURING THEIR TERM IN OFFICE, PER LAW. COMMENCING IN 2017 AND EVERY FOURTH YEAR THEREAFTER, THE CITY MANAGER WILL ESTABLISH A CITIZEN COMMISSION TO REVIEW SALARIES. THE CITIZEN COMMISSION WILL CONSIST OF FIVE (5) MEMBERS AS FOLLOWS:

CHAIR PERSON OF THE PLANNING AND ZONING COMMISSION, OR HIS/HER DESIGNEE;

CHAIR PERSON OF THE PARKS AND RECREATION COMMISSION, OR HIS/HER DESIGNEE;

CHAIR PERSON OF THE TOURISM COMMISSION, OR HIS/HER DESIGNEE;

CHAIR PERSON OF THE WATER COMMISSION, OR HIS/HER DESIGNEE;

CHAIR PERSON OF THE TRANSPORTATION COMMISSION, OR HIS/HER DESIGNEE,

A CITIZEN COMMISSION MEMBER MUST BE A RESIDENT OF THE CITY OF FLAGSTAFF, MAY NOT BE A CITY EMPLOYEE, AND MAY NOT BE SERVING ON A CITY COMMISSION AS A LIAISON OR FOR PURPOSES OF REPRESENTING ANOTHER AGENCY. THE CITY HUMAN RESOURCES DIRECTOR OR DESIGNEE WILL ATTEND CITIZEN COMMISSION MEETINGS AND PROVIDE STAFF SUPPORT. Upon recommendation of a five member citizen commission, the aforesaid salaries shall be reviewed and may be adjusted every other odd-numbered year (every fourth year) prior to an election year. The citizen commission shall be appointed one year, more or less, prior to the election year by the chairs of those city commissions that meet monthly and who are called together for the purpose of appointing the citizen commission by the City Manager, or his or her designee, who shall staff the meeting of the commission chairs, but shall have no vote. CITIZEN COMMISSION MEETINGS ARE SUBJECT TO OPEN MEETING LAWS AND THE COMMISSION WILL HOLD A PUBLIC HEARING MEETING TO OBTAIN PUBLIC COMMENTS PRIOR TO FINALIZATION OF A COMMISSION RECOMMENDATION. The citizen commission shall forward its FINAL recommendation to the City Council in the same year prior to the election year and by no later than August 1 of 2018 AND EVERY FOURTH YEAR THEREAFTER the same year. The City Council shall immediately consider the recommendation of the citizen commission, and may adopt an ordinance raising the salaries of the Mayor and Council which shall take effect for those persons elected to the office of Mayor and Councilmember in the next succeeding election OR, AT THE OPTION OF COUNCIL, THE RAISE IN SALARIES SHALL TAKE EFFECT WHEN ALL CURRENT TERMS OF OFFICE HAVE EXPIRED.

- C. A like salary shall be paid to any person appointed to fill a vacancy in the office of Mayor or Councilmember for the balance of any term ~~commencing in June, 2008, or thereafter.~~
- D. Any person elected or appointed to the office of Mayor or Councilmember may, prior to commencement of their duties, elect to receive a lesser salary than herein provided if the salary provided herein imposes a hardship on that person by either disqualifying that person from receiving social security, pension, or retirement benefits or payments, or the like, or reducing the amount of such benefits or payments that person would otherwise receive. The City Manager, or his or her designee, shall determine if a hardship exemption applies in the particular circumstances.
- E. In addition to the salaries above, the Mayor MAY CHOOSE UPON COMMENCEMENT OF EACH NEW TERM OF OFFICE TO RECEIVE TWO HUNDRED AND FIFTY DOLLARS (\$250.00) ~~shall receive \$240.00 per month~~ TO COVER THE EXPENSE OF

ROUTINE TRAVEL AND MEALS OR MAY ELECT TO BE PROVIDED WITH A CAR INSURED AND MAINTAINED BY CITY AND A LESSER STIPEND OF ONE HUNDRED AND FIFTY DOLLARS (\$150.00) PER MONTH TO COVER THE EXPENSE OF ROUTINE TRAVEL AND MEALS. ~~and Councilmembers shall receive ONE HUNDRED AND SIXTY-SIX DOLLARS (\$166.00)~~ \$150.00 per month to cover the expense of routine travel and meals. (Ord. 1733, 1-7-92). ~~The Mayor and Councilmembers are eligible for employee and dependent health care insurance provided by the City on the same terms and conditions as any other City employee.~~

- F. THE MAYOR AND COUNCILMEMBERS ARE ELIGIBLE FOR EMPLOYEE AND DEPENDENT INSURANCE PROVIDED BY THE CITY ON THE SAME TERMS AND CONDITIONS AS ANY OTHER CITY EMPLOYEE.
- G. THE FOLLOWING AMOUNTS ARE NOT SALARIES AND MAY BE ADJUSTED AT ANY TIME. THE MAYOR AND COUNCILMEMBERS MAY RECEIVE FUNDS FOR NON-ROUTINE TRAVEL OR OTHER EXPENSES INCURRED ON BEHALF OF THE CITY APPROVED THROUGH THE CITY BUDGET PROCESS.

SECTION 2. Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 3rd day of July, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 2018-28

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF,
AMENDING SECTION 1-07-001-0005, SALARIES, OF THE FLAGSTAFF CITY
CODE, AND ESTABLISHING AN EFFECTIVE DATE**

RECITALS:

WHEREAS, Section 1-07-001-0005 of the Flagstaff City Code outlines a process for periodic review and potential adjustment of the Mayor and City Council salaries; and

WHEREAS, the citizen commission is fully authorized under Section 1-07-001-0005 of the Flagstaff City Code to make a recommendation regarding salary adjustments for the Mayor and Council; and

WHEREAS, the Council desires to provide the citizen commission full authority to meet when requested by the City Council; and

WHEREAS, Council desires to update the City Code related to council salaries and the process for adjusting council salaries;

ENACTMENTS:

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS
FOLLOWS:**

SECTION 1. In General.

1-07-001-0005 SALARIES:

- A. Effective upon the commencement of terms of office for those persons elected to the office of Mayor or Councilmember of the City of Flagstaff in City elections of 2018 and thereafter, the salary of the Mayor shall be thirty-eight thousand, five hundred dollars (\$38,500.00) per year payable at three thousand two hundred and eight dollars and thirty-three cents (\$3,208.33) per month; and the salary of Councilmembers shall be twenty-five thousand five hundred dollars (\$25,500.00) per year payable at two thousand one hundred and twenty-five dollars (\$2,125) per month.
- B. The annual salary of the sitting Mayor and Councilmembers shall not be increased or decreased during their term in office, per law. ~~Commencing in 2017 and every fourth year thereafter,~~ UPON REQUEST FROM A MAJORITY OF THE COUNCIL, the City Manager will establish a citizen commission to review salaries. The citizen commission will consist of five (5) members as follows:

Chair person of the Planning and Zoning Commission, or his/her designee;

Chair person of the Parks and Recreation Commission, or his/her designee;

Chair person of the Tourism Commission, or his/her designee;

Chair person of the Water Commission, or his/her designee;

Chair person of the Transportation Commission, or his/her designee,

A citizen commission member must be a resident of the City of Flagstaff, may not be a City employee, and may not be serving on a City commission as a liaison or for purposes of representing another agency. The City Human Resources Director or designee will attend citizen commission meetings and provide staff support. Citizen commission meetings are subject to open meeting laws and the commission will hold a public meeting to obtain public comments prior to finalization of a commission recommendation. The citizen commission shall forward its final recommendation to the City Council ~~by no later than August 1 of 2018 and every fourth year thereafter.~~ The City Council shall immediately consider the recommendation of the citizen commission, and may adopt an ordinance raising the salaries of the Mayor and Council OR MAY REQUEST THE CITIZEN COMMISSION RECONSIDER ITS RECOMMENDATION AFTER HEARING CITY COUNCIL'S FEEDBACK. which THE CITIZEN COMMISSION RECOMMENDATION AND THE ADOPTION OF THE ORDINANCE MUST BE COMPLETED PRIOR TO THE NEXT SUCCEEDING GENERAL ELECTION. THE ADJUSTED SALARIES shall take effect for those persons elected to the office of Mayor and Councilmember in the next succeeding election or, at the option of Council, the raise in salaries shall take effect when all current terms of office have expired.

- C. A like salary shall be paid to any person appointed to fill a vacancy in the office of Mayor or Councilmember for the balance of any term.
- D. Any person elected or appointed to the office of Mayor or Councilmember may, prior to commencement of their duties, elect to receive a lesser salary than herein provided if the salary provided herein imposes a hardship on that person by either disqualifying that person from receiving social security, pension, or retirement benefits or payments, or the like, or reducing the amount of such benefits or payments that person would otherwise receive. The City Manager, or his or her designee, shall determine if a hardship exemption applies in the particular circumstances.
- E. In addition to the salaries above, the Mayor may choose upon commencement of each new term of office to receive two hundred and fifty dollars (\$250.00) per month to cover the expense of routine travel and meals or may elect to be provided with a car insured and maintained by City and a lesser stipend of one hundred and fifty dollars (\$150.00) per month to cover the expense of routine travel and meals. Councilmembers shall receive one hundred and sixty-six dollars (\$166.00) per month to cover the expense of routine travel and meals. (Ord. 1733, 1-7-92).
- F. The Mayor and Councilmembers are eligible for employee and dependent insurance provided by the City on the same terms and conditions as any other City employee.
- G. The following amounts are not salaries and may be adjusted at any time. The Mayor and Councilmembers may receive funds for non-routine travel or other expenses incurred on behalf of the City approved through the City budget process.

SECTION 2. Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this ____ day
of _____, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Stacy Saltzburg, City Clerk
Date: 10/22/2019
Meeting Date: 10/29/2019



TITLE

Discussion: How the City can add more residential units within the single-family residential zoning parcels.

STAFF RECOMMENDED ACTION:

Discussion/Direction

EXECUTIVE SUMMARY:

Councilmember Odegaard provided the Future Agenda Item Request on May 21, 2019, which was supported by the required number of Councilmembers.

Community Development provided the following information to aid in the Council discussion:

Single-family residential zones in Flagstaff include the following:

- Rural Residential (RR)
- Estate Residential (ER)
- Single-family Residential (R1)
- Single-family Residential Neighborhood (R1N)
- Manufactured Housing (MH)

Duplexes (two units on one lot) are permitted in every residential zone except Manufactured Housing (MH).

Multi-family (three units or more on one lot) are permitted in every residential zone except R1N or MH.

Single-family homes are permitted in every residential zone.

Accessory dwelling units are permitted in conjunction with single-family homes in all zones.

Where the code could be looked at in terms of density include:

- Number of units allowed per acres
- Lot area requirements

The only way to achieve more than 29 units per acre (max in High Density Residential) is

through a mixed-use project which is permitted in commercial zones.

Case Studies

Minneapolis: In December 2018, Minneapolis passed a city-wide ban on single-family zoning. Developers can now build multi-unit housing in neighborhood reserved for single-family homes.

Oregon: The State of Oregon has passed a measure that requires cities with more than 10,000 people to allow duplexes in areas zoned for single-family homes. In the metro Portland area, cities and counties are required to allow the building of housing such as quadplexes and cottage clusters of homes around a common yard.

INFORMATION:

Attachments: