

FINDINGS AND SUMMARY OF ACTIONS

DEMOGRAPHICS AND ECONOMIC BASE

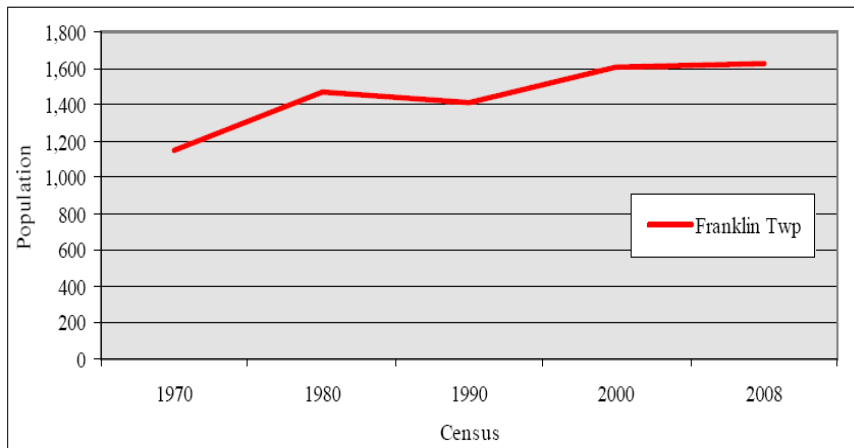
Findings

- ☛ Franklin Township experienced population growth between 1970 and 1980, declined somewhat between 1980 and 1990, but has increase since then.

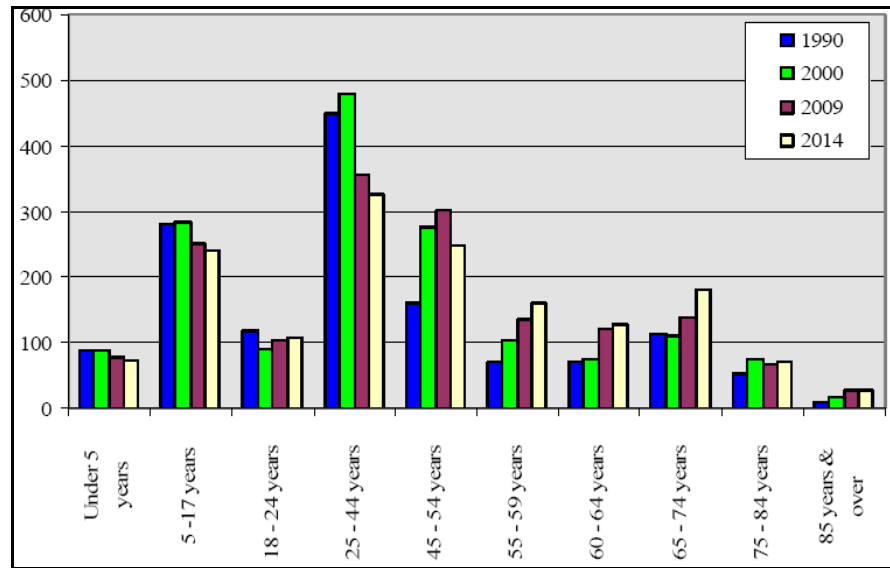
FRANKLIN TOWNSHIP POPULATION (U.S. Census)					
Census Year →→	1970	1980	1990	2000	2008
Franklin Township	1,145	1,473	1,414	1,601	1,621

POPULATION PROJECTIONS				
Year →→	2000 Census	2010 Estimate	2015 Projection	2020 Projection
by Avg Annual Growth	1,601	1,626	1,639	1,652
by Linear Regression	1,601	1,735	1,802	1,866

- ☛ Similar to Franklin Township, the population of each of the neighboring municipalities remained essentially unchanged between 2000 and 2008, with the exception of Dallas Township.
- ☛ Dallas Township continued its steady growth trend, increasing by 7.97% during this time.
- ☛ Luzerne County has experienced a steady population decline since 1980.
- ☛ Franklin’s population density is expected to remain relatively low in the near term given the extent of the stable ownership of the agricultural and other open land.
- ☛ If housing demand increases and the land ownership status changes, the Township holds great potential for population growth.



Franklin Township Population, U.S. Census



Franklin Township Population by Age - 1990 to 2014

- ☞ The age of a community's population is important in terms of the types of community facilities and services which must be provided.
- ☞ Younger age groups have been declining and are expected to continue declining in number while the population over age 55 has been, and is expected to continue increasing in the future.
- ☞ By 2014, the Township's median age is expected to be 46.5 years, up from 40.8 years as of the 2000 Census. This is a dramatic increase in the median age and, if the projections are accurate, confirms the assertion that the Township's population is aging.
- ☞ The majority (53%) of Franklin Township residents have a high school education or less than a high school education; 21% have a Bachelor's Degree or higher.
- ☞ The educational level of Franklin Township residents is higher than Luzerne County and the Commonwealth.
- ☞ Income levels in Franklin Township exceed the County and the Commonwealth as evidenced by its higher median household income, median family income, and per capita income, and its lower percentage of families and individuals in poverty.
- ☞ At 3.08%, the Township's unemployment rate in 2000 was nearly the same as the County and slightly lower than the Commonwealth.
- ☞ One can only surmise that Franklin Township's current unemployment rate has climbed along with the regional unemployment figures, though the exact percentage might be different. According to the Bureau of Labor Statistics, as of April 2010 unemployment was 10.2% in Luzerne County.
- ☞ Franklin Township residents' two leading occupations are "management, professional and related" and "sales and office," each employing an equal number of workers.

- ☞ The leading industries where residents are employed are “education, health, and social services”, “manufacturing” and “retail trade.”

Planning Implications

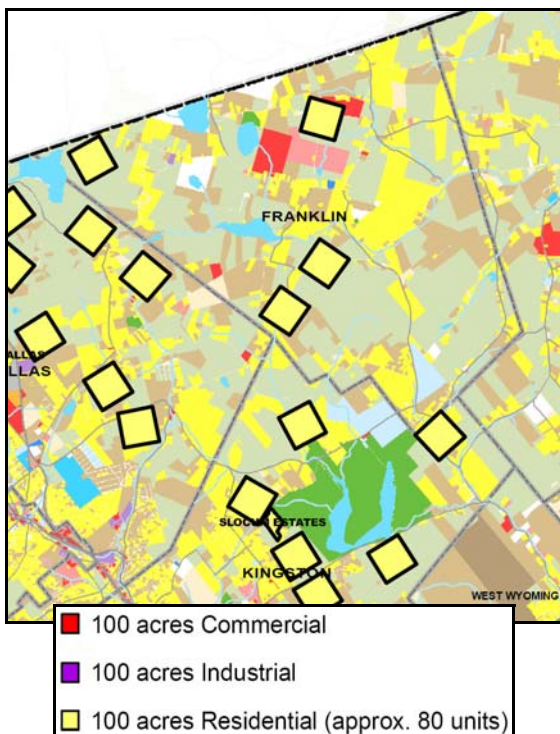
- ☞ Franklin Township is an aging lower-middle to middle income community with education levels that are slightly above average.
- ☞ The demographic data support the notion that Franklin Township is a bedroom community, providing residence for individuals that commute to work in surrounding communities.
- ☞ Although population growth is expected to be modest, the Township must identify areas that are most suitable for new development in order to provide housing and related uses, and areas that are most suitable for conservation in order to ensure that water supply, wildlife habitat, and natural resources remain productive and sustainable.
- ☞ Planning for community facilities and services, such as recreational facilities, social centers, and emergency services must be appropriate for the Township’s current large number of middle-aged and young persons, but must also consider the trend toward an aging population.

**PLANNING AND DEVELOPMENT
IN THE COUNTY, CONTIGUOUS MUNICIPALITIES AND THE REGION**

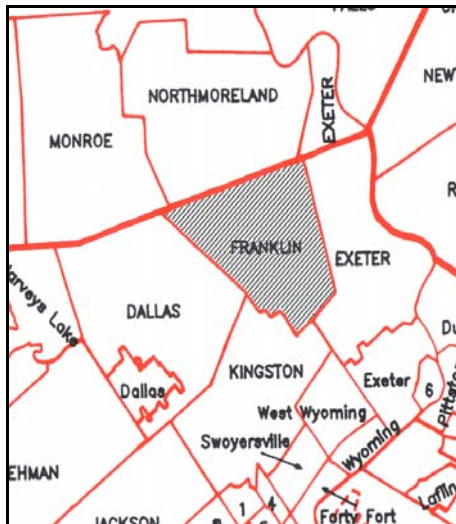
Findings

- ☞ Luzerne County is working with Lackawanna County on a bi-county plan that envisions Franklin Township primarily as a conservation area.

Lackawanna-Luzerne Trend Scenario 2008-2030



- ☞ The bi-county planning process projects four areas of increased residential development, but not intensive commercial or industrial development which is consistent with the Township’s conservation vision.
- ☞ The *conservation area* designation included in the Lackawanna-Luzerne draft land use plan and limited scale of commercial and industrial development is consistent with Franklin Township goals and objectives.
- ☞ The 1994 Lackawanna County and Luzerne County Open Space, Greenways & Outdoor Recreation Master Plan notes: *With 40 separate local governing bodies in Lackawanna County and 76 in Luzerne County, the importance of a unified approach to address these concerns became necessary. Providing a planning framework for the preservation of open spaces and the development of greenways and outdoor recreation areas at the county level will provide local leaders at the municipal level with a defensible blueprint for decision making. This plan sets forth recommendations for achieving a balance between natural resources and the built environment so that the region may continue to thrive and benefit from its rich natural, recreational and cultural resources.*



Franklin Twp/Contiguous Municipalities

- ☞ The intent of this Comprehensive Plan is to be consistent with the Open Space Plan as it applies to Franklin Township.
- ☞ All of the municipalities adjoining Franklin Township have adopted comprehensive and though the contiguous municipal plans vary widely in date and to a degree in content, each concentrates on similar issues related to quality of life and conservation issues and no significant inconsistencies are anticipated between those municipal planning programs and ongoing planning in Franklin Township.
- ☞ All of the townships adjoining Franklin Township have adopted zoning except Northmoreland Township.
- ☞ Zoning districts along common borders are relatively similar as is existing land use character, and the zoning ordinances include development performance standards to minimize impacts between residential and nonresidential development.

- ☞ The Northeastern Pennsylvania Alliance serves as a planning and development information source and funnel for grants and special projects for the Township and County, but has no municipally authorized regional planning power.

LAND USE

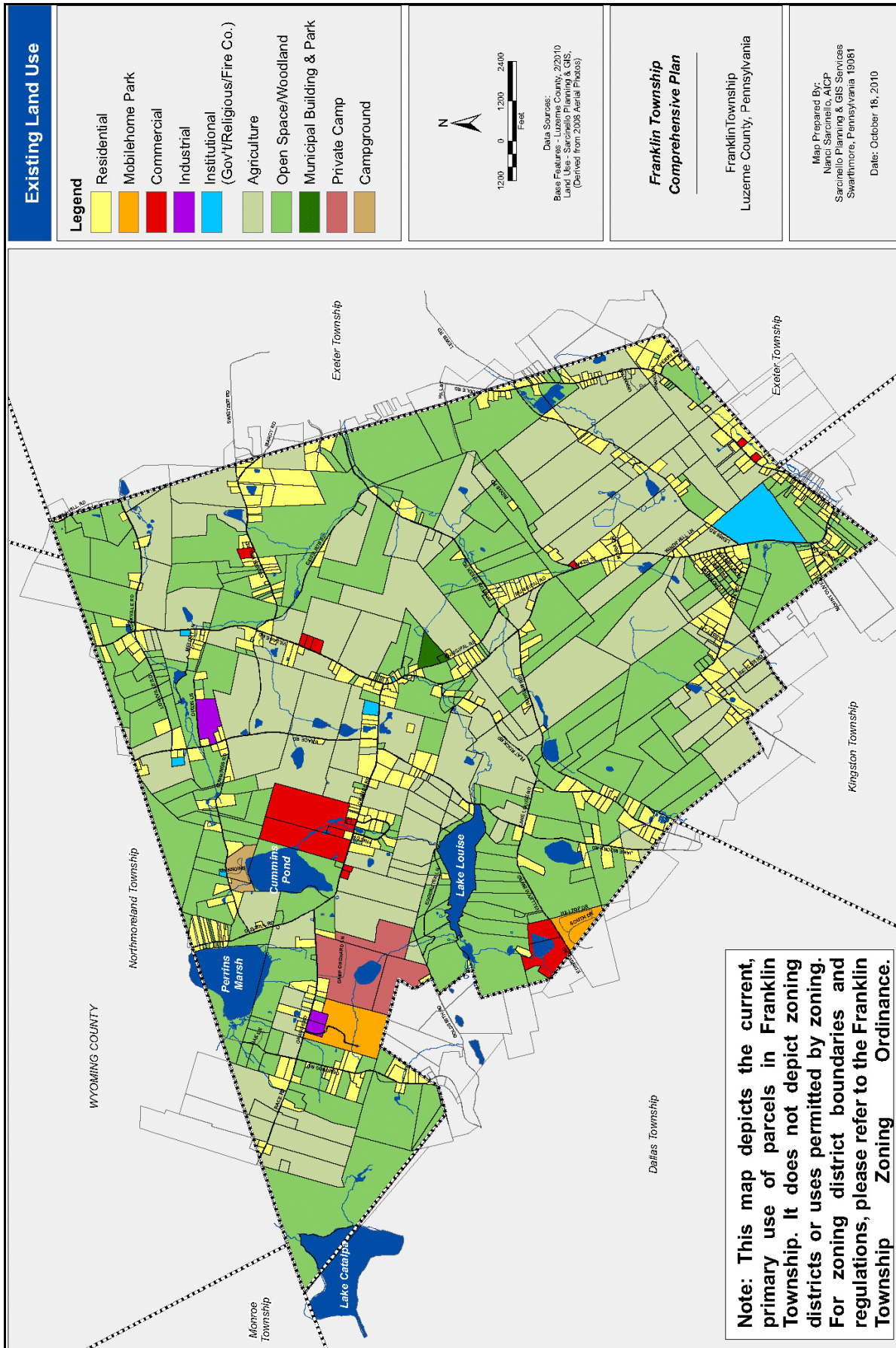
Findings

- ☞ Franklin Township encompasses approximately 8,114 acres, or 12.68 square miles of land area.

Existing Land Use		
Land Use	Acres	% of Total
Residential	919.51	11.3%
Mobilehome	82.15	1.0%
Commercial	155.62	1.9%
Industrial	25.94	0.3%
Institutional	72.23	0.9%
Agriculture	2895.35	35.7%
OS/Woodland	3701.40	45.6%
Twp Bldg & Park	12.61	0.2%
Private Camp	138.87	1.7%
Campground	20.89	0.3%
Roads/Water/Other	89.46	1.1%
Total	8114.04	100.0%

- ☞ The Township’s land use pattern is one dominated by agriculture and woodland with residential use primarily spread along the Township’s main roads.
- ☞ Open Space/Woodland is the principal land use type in the Township occupying 3,701 acres (46% of the Township’s land area). None of the land in this category is protected - it is all in private ownership and as such, has the potential to be developed at anytime.
- ☞ Agriculture is the second largest land use type in the Township at 2,895 acres (36% of the Township’s land area). Historically, dairy farms and orchards were the mainstay of the Township’s agriculture industry. Today, two working farms are in operation – Brace’s Orchard and Dymond’s Farm –as wells as a honey bee operation.
- ☞ Residential land use (including mobile home parks) accounts for about 1,000 acres or 12.3% of the land area.

- ☞ Commercial and industrial land uses total only some 180 acres.



Build-Out Analysis

The build-out analysis compares the impact of the Township's current zoning provisions with the effect that the use of Conservation Subdivision Development would have on the landscape.

- Currently, 78% of the Township's land is agriculture and woodland.
- Under current zoning, the Township would see an additional 2,052 residential units and would lose nearly all of its agriculture and woodlands.
- Implementing Conservation Subdivision Design would allow the Township to accommodate *at least* 2,052 dwelling units, protecting and even increasing property values while simultaneously preserving much of its agricultural land and woodland.

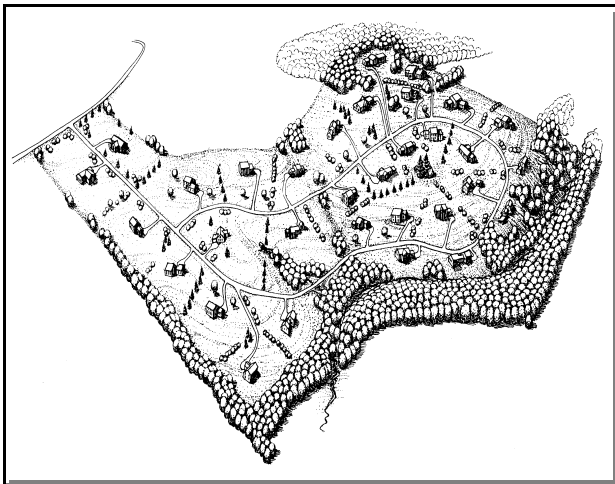
Planning Implications

- ☞ Given its location near the metropolitan area and its small town character, clean environment, quality of life, and open land, Franklin Township holds great potential for growth and development.
- ☞ The challenge is to balance the need for essential economic growth and development of the Township while concurrently conserving its scenic, historic and natural environment and the remaining open land.
- ☞ New development will occur primarily on new lots subdivided from large agricultural and forested lands.
- ☞ Local officials must begin an outreach effort and partner with landowners and local conservation organizations to preserve these properties and with innovative development techniques and land conservation tools while simultaneously protecting property rights.
- ☞ More residential development in the Township and surrounding municipalities will spawn more pressure for retail/service commercial development. Providing for small scale commercial uses within the Township could serve to meet some of the retail and service needs of residents and could offset some of the costs associated with residential development.
- ☞ Directing growth to appropriate areas will not only preserve open space, but will also enable the Township to manage its facilities, services and roads in a more cost effective and efficient manner.
- ☞ The Village of Orange and the nearby Franklin Township Volunteer Company are the focal point of the community.
- ☞ Aside from its floodplain management provisions, the Township's zoning ordinance does not contain specific protection measures for natural resources. The ordinance also lacks any provisions for open space preservation.

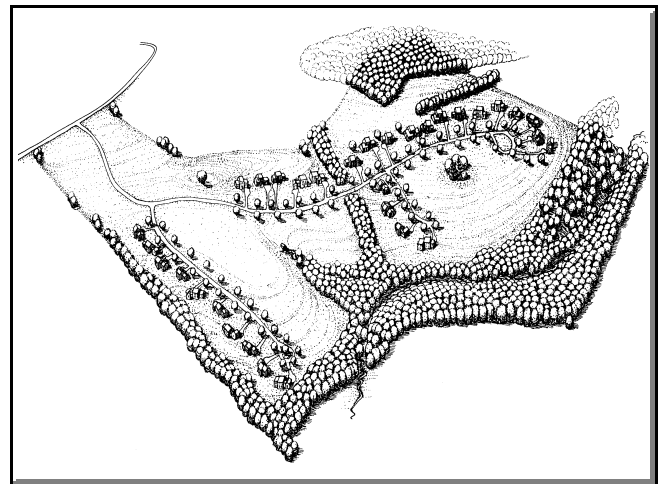
- ☞ The Township must be prepared to manage whatever development is proposed by adopting, administering and updating the necessary land use management regulations.
- ☞ Conservation subdivision design, transferrable development rights and conservation easements are important tools for preserving agricultural, forest and other open land.
- ☞ The Luzerne County Farmland Preservation Program, Agricultural Security Areas and the Act 319 Clean and Green tax incentive are all aimed at preserving agricultural and forest land.

Use in Franklin Township:

- Farmland Preservation Program - no agricultural easements purchased.
 - Agricultural Security Areas - 1,555 acres or almost 20% of Township area.
 - Clean and Green - finding more use following recent reassessment.
- ☞ Without careful planning and land use control, growth will certainly change the rural landscape of the Township by fragmenting agricultural and forest lands and increasing demand for community facilities and services.
 - ☞ Taking a regional approach to economic development and sustaining natural resources will provide the greatest opportunity for sustaining Franklin Township's rural character and regional economy.



With Conventional Development



With Conservation Design

Franklin Township Basic Land Use Planning Approach

- conserve and protect vulnerable environmental resource areas
- preserve agriculture, forestry and the rural working landscape
- protect residential neighborhoods and subdivisions from incompatible development
- provide for well-situated and appropriate development areas to accommodate projected growth
- allow throughout the Township residential development at densities consistent with the rural working landscape
- provide incentives and standards for good design and open space preservation as property is developed
- provide for limited scale businesses and light manufacturing which is consistent with the rural working landscape
- rely on the larger region for major retail and service needs
- carefully control the development and expansion of public water and sewer service areas
- encourage the preservation of historic buildings and sites.

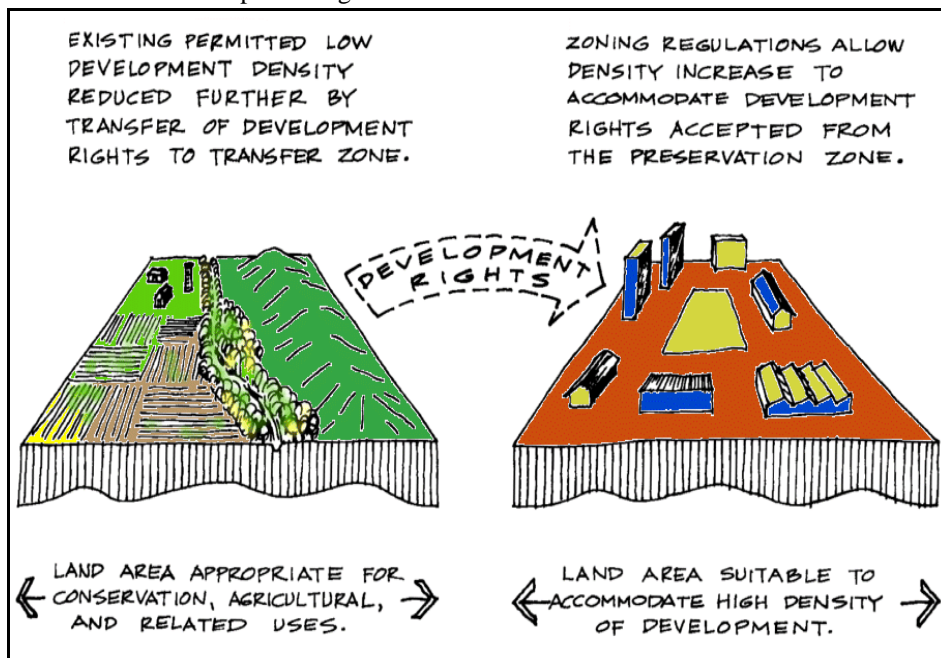
Note About the Summary of Actions

The timing of actions is an estimate and may change, or actions may not be undertaken, depending upon available funding and staff resources. Much of the work of carrying out the Plan, the assessment of the accomplishment of goals and objectives, and the periodic Comprehensive Plan review can be accomplished by the Planning Commission and citizen volunteers who are appointed to special committees or task forces along with Township officials. These groups can provide evaluations and recommendations to the Board of Supervisors for action.

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
1	Future Land Use - Conserve the rural working landscape, including timbering, and protect the natural environment. Concurrently encourage smaller scale retail and service establishments, while looking to the greater region for major shopping and service needs.	Planning Commission Supervisors Zoning Officer	ongoing zoning
2	Zoning Districts Affirmed and Updated - The future land use plan is based on the affirmation of the current zoning districts with the caveat that the Township will periodically evaluate the effectiveness of the districts and the range of uses in each district.		
RESIDENTIAL			
3	Zoning Districts - Provide protection for residential areas by maintaining separate residential and nonresidential zoning districts, applying environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development.	Planning Commission Supervisors Zoning Officer	ongoing zoning
4	Higher Density - Allow higher density residential development only in areas where community water supply and community sewage disposal is available.		

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
5	Home Occupations - Amend the zoning ordinance to include no-impact home-based business as a permitted use in all zoning districts. Include home occupation as conditional use in all residential districts.	Planning Commission Supervisors	1 year
6	Conservation Design - Include conservation design in zoning and subdivision and land development ordinances (particularly for A-1 District) to provide an additional development option for landowners and to conserve open land, conserve sensitive natural areas, preserve historic resources and maintain community character.		
7	R-1 District - Amend the R-1 zoning district to permit single-family attached, two-family, and multi-family residential development at appropriate densities, as well as small scale retail uses.		
8	R-2 District - Amend the R-2 zoning district to permit single-family attached, two-family, and multi-family residential development at appropriate densities, as well as small scale retail and office uses. Include design guidelines to promote development that is compatible with the historic village character.		
9	TDR - Amend the Zoning Ordinance to include a Transferable Developments Rights article that designates properties in the A-1 District as Sending Areas, and properties in the R-1 and R-2 Districts as Receiving Areas. Provide appropriate density incentives to encourage use of TDR.		
10	Lot Area - Include a Lot Area definition that deducts a proportion of land occupied by critical natural features such as steep slopes, wetlands, hydric soils and floodplain.		

Transferrable Development Rights



LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
NONRESIDENTIAL			
11	Performance Standards - Review and update as needed the nonresidential performance standards to address changing development patterns and ensure community and environmental protection.	Planning Commission Supervisors	ongoing zoning
12	Reasonable Standards - Do not make standards and the development review process so onerous that commercial and manufacturing development is discouraged.		
13	Location - Allow commercial, manufacturing and institutional land uses only in appropriate districts based on compatibility with surrounding land uses, access potential, and logical extension of utilities.		
14	Site Characteristics - Require nonresidential development to consider the physical characteristics of the site as part of the design in order to protect environmentally sensitive areas.	Planning Commission Supervisors	SALDO 1 year
15	Site Clearing - Restrict the clearing of vegetation and grading in buffer areas until a development plan has been approved, but provide for timbering the interior of the property.		
16	Design Guidelines - Work on design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with community character.	Planning Commission Business Committee Supervisors	3 years

Commercial Design Standards and Guidelines

Design guidelines, along with development standards and permit approval requirements for specific location and site requirements, can be used to retain rural character. Standards and design guidelines in rural areas should consider historic design trends in the built environment and should specifically address issues surrounding the massing, form, materials, and color of new buildings or structures. Zoning performance standards in Pennsylvania generally cannot be used to govern the specific architectural appearance of buildings. Design guidelines, which can be suggested by the municipality and voluntarily adopted by the developer, can be effective for ensuring building designs are consistent with community character.

Site design zoning standards should include, for example, maximum impervious cover, landscaped setbacks between buildings and the road, modest parking lot size, interior landscaping for larger parking lots, sign requirements, and vegetated buffers along property lines. A critical requirement is the retention of existing vegetation to the greatest extent possible. Development standards for lighting, circulation, parking, landscaping, and noise should be consistent with the rural-recreational area.

ADVANTAGES OFFERED BY CONSERVATION EASEMENTS

Private Ownership: The property remains in private ownership and continues to contribute to the local tax base. The landowner may choose to live on the land, sell it, or pass it on to heirs.

Owners Satisfaction: Gives the landowner the satisfaction that the land will remain unchanged.

Flexibility: Easements are flexible and can be written to meet a particular land-owner’s needs while protecting the property’s resources.

Permanency: Most easements are permanent, remaining in force when the land changes hands. The easement holder ensures that the restrictions are maintained.

Tax Reduction: There are significant tax advantages if easements are donated rather than sold.

Charitable Taxes: The donation of a conservation easement to a land trust is treated as a charitable gift of the development rights. The donation creates a charitable tax deduction, equal to the value of the conservation easement, on the landowner’s Federal and State income tax returns.

Estate Taxes: Estate taxes are significantly lower, sometimes making the difference between heirs holding onto the family land or selling it to pay inheritance taxes.

Property Taxes: Conservation easements will sometimes lower property taxes, a result of reduced valuation on property subject to the conservation easement.

Minimizes Effect of Development: Minimizes other impacts of residential development such as increased population, traffic, and demand for community facilities and services.

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
FORESTRY			
17	Permitted Use - Amend the Zoning Ordinance to include forestry as a permitted use in all districts and include language to encourage the use of best management practices for forestry operations	Planning Commission Supervisors	1 year
18	Businesses - Provide ample opportunity for the development of <i>value added</i> enterprises that use the plentiful forest resources available in the Township.	Planning Commission Supervisors	ongoing
MINERAL EXTRACTION (Including natural gas extraction.)			
19	Zoning - Amend the Zoning Ordinance to include mineral extraction as a conditional use in the A-1 zoning district with restrictions as permitted by state law and case law.	Planning Commission Supervisors	1 year
20	Roads - Adopt posting and bonding requirements for Township roads to ensure road damage is minimized and corrected by gas drilling operations.	Planning Commission Supervisors	2 years
LAND CONSERVATION PLANNING			
21	Committee - Form a Township Open Space Committee to conduct education and outreach to encourage landowners to conserve land through conservation easements and other available means	Supervisors County Planning Local Land Trust	1 year
22	Criteria - Develop criteria for identifying parcels important for preservation and prioritize identified parcels..	Planning Commission Supervisors Open Space Committee Local Land Trust	2 years
23	Landowner Commitment - Include as a basic tenet that both in-fee or conservation easement acquisition would be on a willing seller basis except in an extraordinary circumstance such as a direct development threat to a critical natural area on a parcel with a high priority.		

LAND USE SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
24	Outreach and Education - Contact the various land trusts and conservation organizations in the region to conduct outreach and education. If a landowner wishes, facilitate communications between the landowner and land trust.		
25	Programs - Encourage landowner participation in Act 319 Clean and Green, Agricultural Securities Areas, and County Farmland Preservation Program.	Planning Commission Supervisors Open Space Committee Local Land Trust	ongoing
OFFICIAL MAP FOR OPEN SPACE AND PUBLIC FACILITIES			
26	Ordinance and Map - Consider an official map and required ordinance in accord with Planning Code Article IV.	Planning Commission Supervisors Open Space Committee Recreation Board	3 years
27	Identified Priorities - Include on the maps needed community facilities and road and intersection improvements, and critical open space areas identified in this <i>Comprehensive Plan</i> .		

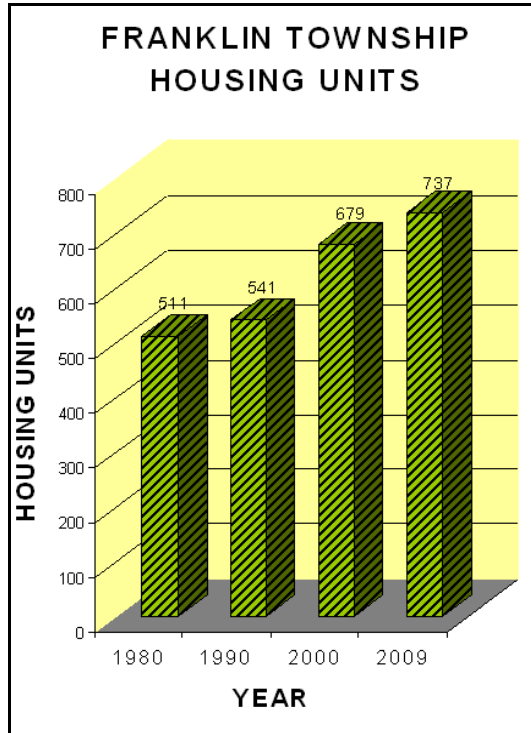
The Official Map
 Article IV of the Pennsylvania Municipalities Planning Code grants the authority to municipalities to adopt an official map to show the location of areas which the municipality has identified as necessary for future public streets, recreation areas, and other public grounds, or for open space. This little used land use management tool can be invaluable for minimizing the cost of public facilities and open space acquisition.

By showing the area on the official map, the municipality puts the property owner on notice that the property has been identified for future acquisition for a public facility or purpose or for open space. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has up to one year to purchase the property, or an easement in the case of open space, upon notice by the owner of intended development.

HOUSING

Findings

☞ Housing unit construction in Franklin Township increased significantly between 1990 and 2000 with the addition of almost 140 units, compared to the 30 units added between 1980 and 1990.



☞ Although Franklin Township housing units increased at a rate higher than Dallas Township and Kingston Township, the number of new units in those two Townships were significantly higher, reflecting the sprawl from the City of Wilkes-Barre and Kingston Borough.

☞ An additional 58 permits were issued for homes in Franklin Township between 2000 and 2009, taking the total to some 737 units.

☞ Although much of the agricultural and woodland in the Township appears to be stable in terms of long-term ownership, if tax, family or market conditions change, this land holds great potential for development.

☞ Given the attractive landscape and proximity to the Wyoming Valley, the number of housing units in the Township will certainly continue to increase, and there is no reason to expect that the pace of housing development will decrease.

☞ The greatest number of units in Franklin Township were reported as constructed prior to 1939.

☞ A number of dwellings, including a number of mobile homes and a number of single-family dwellings, are dilapidated or in less than optimum condition and current economic conditions may add to the problem.

☞ Generally, the age of the housing stock does not appear to be a factor in housing condition and dilapidated housing in the Township is not a widespread issue.

HOUSING UNITS U.S. CENSUS							
	1980 Total Units	# 80-90	% 80-90	1990 Total Units	# 90-00	% 90-00	2000 Total Units
Franklin Township	511	30	5.9%	541	138	25.5%	679
Dallas Township	2,415	398	16.5%	2,813	312	11.1%	3,125
Kingston Township	2,265	308	13.6%	2,573	350	13.6%	2,923
Wilkes-Barre City	21,389	-655	-3.1%	20,734	-440	-2.1%	20,294
Luzerne County	136,201	2,523	1.9%	138,724	5,962	4.3%	144,686
PA (1,000s)	4,596	342	7.4%	4,938	312	6.3%	5,250

The Pennsylvania Municipalities Planning Code requires a plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

Zoning must provide for housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of

- ☛ In 2000, the home ownership rate in the Township continued to be higher than Luzerne County and the Commonwealth, as it was in 1990, due largely to the predominance of single-family dwellings.
- ☛ In 2000, median value of owner-occupied homes in Franklin Township, at \$119,600, was higher than the Luzerne County and State values. Generally newer housing on larger lots most likely accounting for the value being higher.
- ☛ The recent construction of very large and high value homes on large lots suggests that median home value in the Township has increased since the 2000 Census.
- ☛ At 81%, the Township’s housing stock is dominated by single-family detached dwellings.
- ☛ Multi-family housing units account for less than 1% of the total housing stock in the Township.
- ☛ In 2000, mobile homes, often more affordable, accounted for almost 15% of all occupied units in Franklin Township.
- ☛ In the Township, a significant proportion of home owning households (21.1%) and renting households (20.8%) had Year 2000 housing costs which exceed the *thirty percent rule* for household income and housing expense indicating housing affordability issues.

Affordable Housing

Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than thirty percent of a household's gross monthly income—referred to here as the 30 percent rule. The income counted is derived from all wages earned by people fifteen and older in the household. For homeowners, affordability is generally defined as owning a house with a value equal to slightly more than twice the household’s annual income. The homeowner costs counted typically include a mortgage payment (principal, interest, taxes, and insurance) and utilities. For renters, the costs usually include contract rent and utilities. The 30 percent rule leaves seventy percent for food, clothing, health care, child care, transportation to work, and other basic expenses. Because of increasing housing costs, many lower income Americans are forced to make tradeoffs and go without necessities. Tenants experiencing unexpected emergencies typically fall behind in their rent and face eviction. If not assisted, they may become homeless.

Planning Implications

- ☛ With the exception of ensuring that land use and building regulations are reasonable in terms of affecting costs, small municipalities can do little to manage housing affordability which is so dependent on regional economic real estate market factors.
- ☛ Municipalities can take steps to encourage innovative forms of housing that meet the community’s needs and satisfy the market; age restricted housing is a good example.
- ☛ The occupied housing stock in the Township generally appears to be healthy in terms of condition. Nevertheless, a number of single-family dwellings and mobile

Housing Policies

- Promote mixed-use development that would accommodate various dwelling types in proximity to commercial and civic services.
- Provide for a variety of housing types, including single-family attached and multi-family dwellings, in order to accommodate individuals and families of various income levels.
- Review land use controls in terms of standards not directly linked to public health and safety which increase housing costs.
- Provide for age-restricted housing in proximity to services to accommodate seniors.
- Investigate ways to bring relief to cost burdened households (owner and renters).
- Permit a mix of lot sizes within residential developments to encourage diversity of housing structures and styles.
- Encourage rehabilitation of substandard housing.
- Cooperate with area municipalities and the County to plan for housing needs regionally and as housing needs are identified consider the development of joint housing plans with neighboring municipalities.

homes are in less than optimal condition, and the recent economic downturn may have contributed to the problem.

- ☛ The Township must look to the Luzerne County Housing Authority and its contacts with private affordable housing organizations to meet the specific housing needs of lower income residents.

HOUSING SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
ZONING ORDINANCE & SALDO			
1	Flexible Design - Promote the use of conservation design, transferrable development rights, and development incentives such as density bonuses as a means of providing more affordable housing.	Planning Commission Supervisors	1 year part of zoning
2	Multi-Family Allow multi-family housing where compatible with surrounding land uses, with access to transportation corridors, and in keeping with the logical extension of utilities and public services.		
3	Age / Affordable Incentives - Consider providing some incentives (density or design) for developers who provide age restricted and/or affordable housing.		
4	TDR - Offer the use of transferrable development rights to enable the shift of density from more remote parcels to zoning districts allowing higher residential density.	Planning Commission Supervisors	2 years part of zoning
5	Road Standards - Make road width and other construction standards in the SALDO reasonable in terms of meeting safety and durability requirements without adding unnecessary costs to housing.	Planning Commission Supervisors	ongoing

HOUSING SUMMARY OF ACTIONS			
#	ACTION	RESPONSIBILITY	TIMING
HOUSING PROGRAMS			
6	Housing Programs - Ensure area residents receive fair consideration for available assisted housing programs.	Community Advocates Residents	ongoing
PROPERTY MAINTENANCE			
7	Building Code - Enforce the Uniform Construction Code.	Supervisors Building Inspectors	ongoing
8	Property Maintenance/Dangerous Structures - Consider the adoption of a property maintenance code and/or dangerous structures ordinance with reasonable public health, safety and welfare standards to ensure the structural integrity of dwellings, prevent dilapidation and preclude negative effects on the community.	Supervisors Building Inspectors	based on need