

TOWN OF PAYSON
HOUSING ADVISORY COMMISSION
MINUTES OF THE PUBLIC MEETING
October 25, 2007

- A Vice-Chairman Michael Hughes called the duly posted public meeting of the Meeting Time Housing Advisory Commission to order at 3:00 p.m. in the Community & Place Development Conference Room.
- B MEMBERS PRESENT: David Coombes; Rick Croy; Mike Foil; Bruce Hopkins; Roll Call and Michael Hughes. ABSENT: Cliff Potts. One Vacancy.
- C STAFF PRESENT: Bethany Beck, Housing Program Manager; and Chris Floyd, Staff Present Secretary.
- D Mike Foil moved, seconded by Bruce Hopkins, to approve the minutes of the Approval Of September 27, 2007, meeting, pages 9-12; motion carried 5-0. Minutes
- E Bethany Beck, Housing Program Manager, stated that Cliff Potts had requested a Developer legal opinion regarding the developer contributions. She spoke with the legal Contribution department and it was suggested that a summary be done showing previous contributions. Ms. Beck felt that the Commission wanted something in writing that could be provided to a developer. Mike Foil commented that he has been concerned from the beginning regarding how the contributions were being handled.

Ms. Beck commented that by nature of the contribution it is considered voluntary and this summary could be provided to potential developers that explain what the Town has received.

A question was asked if a developer meets all the criteria for his project but didn't want to contribute what recourse does the developer have if the Council turns down the project. Rick Croy commented that the Council could turn down the project because they didn't want it for the betterment of the community.

There was discussion on the process and how it was presented to the developers. It was noted that the Council has given the Commission a directive to ask for voluntary contributions. It was suggested that it be a bilateral agreement between the Town and developer and not part of a P & Z condition.

Ms. Beck stated that she had spoken with the legal department regarding a proposal she is working on that the developer has proposed paying a \$1,000 per unit upon a Certificate of Occupancy and the question was how do you track it. Legal suggested discussing it with a title agent, real estate agent, and developer to see what would work. Another suggestion was a recorded document that would say to

be paid upon first sale or by the next subsequent purchase.

There was more discussion on this being a negotiating tool.

- A Bruce Hopkins moved, seconded by Mike Foil, to recommend to the Council the adoption of the policy statement as presented and that we operate in respect to this on a voluntary basis. Use the policy statement for the basis of discussion with developers. The motion was **amended** to include the word 'voluntary' in the first sentence of paragraph five (5) before the word contributions. There was a brief discussion of the motion on how the policy statement was written and the question was asked if this document would be signed by the developer, to which the reply was it would be part of the information they receive on developing their project. Motion On
Summary Of
Developer
Contributions

The question was called and the vote taken; motion carried 4-1 with Rick Croy casting the dissenting vote.

- B Bethany Beck, Housing Project Manager, provided the Commission with a revised copy of the Bison Cove eligibility requirements that were approved at the last meeting. Bison Cove

- C Bethany Beck, Housing Project Manager, stated that eligibility requirements for Bison Cove were specific to that project but now she is developing a set of general guidelines that are not project specific. Ms. Beck commented that she was looking for Commission input. It was suggested that she do a draft for the next meeting. Rick Croy commented that potentially there were three (3) areas to consider: Homebuyers Program; Renters Assistant; and Developers/Partnership program. He also stated you need to consider where you want the income level consideration to start. Michael Hughes commented that he likes the idea of potentially having the information available on the website. General
Guidelines

- D Bethany Beck, Housing Program Manager, stated that she prepared a draft for a Housing Study RFP based on the June 28, 2007, meeting where the Commission voted on four (4) goals that included the Housing Study. Several suggestions were made on the type of information wanted which included getting input from employers and a ratio of low, medium, and high density areas. Also locate existing homes/lots. Housing
Study

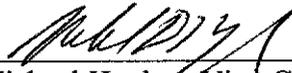
There was discussion regarding other information that might be useful and how to obtain it whether it is by the consultant or staff.

- E Bruce Hopkins moved, seconded by Rick Croy, to recommend that we adopt the request for proposal (RFP) with three revisions. #1: Item e should be changed from "three (3) major employers" to three (3) large, three (3) medium employers and three (3) small employers. #2: Item g should be expanded to Motion For
Housing
Study

read "Inventory of vacant land, to be categorized by price and low-, medium- and high-density zoning. And #3: The RFP should be organized to provide a line item cost.

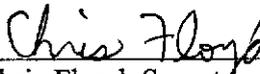
Motion carried 5-0.

- A Referring back to the policy summary of developer contributions Rick Croy requested a summary of contributions. Michael Hughes commented that he would like to consider alternate sources of funding for the different programs. Bethany Beck, Housing Program Manager, gave the Commission the latest summary of contributions. There was discussion regarding the contributions. Ms. Beck also explained the possible sources of funding.
- B Several items were suggested for the next agenda. The next meeting is scheduled Next Meeting for November 29, 2007.
- C With no further items on the agenda, Vice-Chairman Hughes adjourned the Adjournment Housing Advisory Commission meeting at approximately 4:20 p.m.



Michael Hughes, Vice-Chairman

11-29-07
Approved



Chris Floyd, Secretary