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Housing Supply Board Meeting
June 14, 2022
3:00-5:00 PM
In person at 320 S. King Street
Online via Zoom – directions below

Agenda

- | | | |
|-------|---------------------------------|---------|
| I. | Call to Order, Establish Quorum | 3:00 PM |
| II. | Approval of Meeting Minutes | 3:03 PM |
| III. | SPET Update | 3:05 PM |
| IV. | Potential Partnership Projects | 3:15 PM |
| V. | Current Projects Update | 3:45 PM |
| VI. | Upcoming Meeting Schedule | 4:15 PM |
| VII. | Executive Session | 4:20 PM |
| VIII. | Items from Staff, Board | 4:50 PM |
| IX. | Adjourn | 5:00 PM |

Join Zoom Meeting

<https://us06web.zoom.us/j/82309788664?pwd=dU81cHlOdzhTWHowQjQvODR1Ry9GZz09>

Meeting ID: 823 0978 8664

Passcode: 758480





Approval of Meeting Minutes

SPET Update

Staff will provide an update based on the June 13, 2022 Special Joint Information Meeting discussion.

Potential Projects

Hoback RV – Deed Restriction Purchase

At last month's meeting, Tyler Davis presented this potential opportunity. Since that meeting, he has met with staff and Carrie Kruse to review his assumptions. Carrie will provide a brief update on her conversation with Mr. Davis and Mr. Davis will be available at the meeting to answer questions.

Summary:

- Developer purchased the 2.14-acre Hoback RV property earlier this year. His long-term vision is to redevelop the property to include an apartment building/higher density housing. He cannot do this now due to zoning, water issues, etc.
- Today, he proposes near-term redevelopment of the property to include:
 - Existing residence – two 2-bedroom apartments (800 SF) + two 1-bedroom apartments (500 SF)
 - 13 one-bedroom stand-alone cabins (560 SF)
 - Separate mini-storage warehouse on-site
- Investment options offered by developer (see attached spreadsheet):
 - Option A: 10-year Affordable buy down
 - Option B: Affordable buy down until property is redeveloped in the future with 10-year minimum term
 - Option C: Affordable buy down until property is redeveloped, then conversion to permanent Workforce restrictions
- Subsidy requested per unit directly correlates to difference between assumed market rental rate and maximum rental rate for Affordable range projected over 10 years

Development Process & Details:

1. **Conditional Use Permit** to convert existing Nonconforming campground use to less intense nonconforming mobile home park.
 - Current RV Park is a legally non-conforming use (as verified by Planning Staff in ZCV2021-0033) because "Campground" is not an allowed use in AC zone, but site is operating as a Campground historically. Mobile Home park is also not an allowed use in the AC zone, but Nonconformity standards in the LDRs allow for an existing nonconforming use to be converted to a less intense nonconforming use via a Conditional Use Permit. The developer





must demonstrate that the proposed Mobile Home park is a less materially intense use than the existing RV park to get approval from the Board of County Commissioners.

2. **Conditional Use Permit** for new mini-storage warehouse use – unrelated to restricted housing units, but does require housing mitigation.
3. **Physical Development Permits**
 - Grading Permit for wastewater system install, site repaving, etc.
 - Maintenance of nonconforming physical development = no increase in the amount or location of developed surface within the Snake River setback
 - Proposed grey water tank is within Snake River setback and likely would not be considered essential location per Planning Director unless demonstrated that grade/soil conditions prohibit location outside setback
 - Building Permit for improvements to existing 5-bedroom residence
 - If more than one unit, must demonstrate that attached units are existing legal nonconformity or must permit as three units: one Single-Family dwelling and two Accessory Residential Unit (SFD + 2 ARUs has higher FAR allowance or exempted ARU Floor area if accessory to non-res use)
 - Building Permits for Mobile Homes
 - Maintenance of nonconforming physical development = no increase in intensity of development, which means permanent units are not allowed and housing units needs to remain mobile

Attachments:

- Proposed Site Plan from developer
- Financial Analysis from developer

Topics for More Discussion:

- Investment of public funds to “non-permanent” mobile homes but permanence of deed restriction tied to land
- Value conversion of Affordable units to Workforce units upon site redevelopment (estimated 10+ years by developer)
- Investment of public funds in other “temporary” circumstances i.e. potential for buying temporary workforce deed restrictions in Preservation Program (think: Workforce Rental restriction that sunsets in 10 years?)
- Quality of housing product – does HSB have a say in quality of mobile homes selected or just meet Livability Standards?
- Evidence for developer’s assumed market rental prices
- Timing—at what point is funding for Affordable restrictions deployed? What is realistic timeline for development?





- What happens during redevelopment? Is developer required to provide Affordable/Workforce units elsewhere? Is there a “grace period” in the agreement?
- Global: Should HSB promote / assist development in areas that are not ready for development (ie – no sewer)?

JH Housing Trust – Nonprofit Partner Project

After the May meeting, Fred Arbuckle, Carrie Kruse, and April Norton met with members of the Housing Trust board and staff to brainstorm options for the site without the farmhouse parcel. That meeting ended with the Housing Trust going back to do some due diligence on the site, specifically around the viability of developing 4 of the 6 lots. The Housing Trust later emailed to indicate they would be removing the opportunity project from our consideration.

Current Projects Update

Kelly Place Condos – RFP Project

- Town Employee Rights of First Purchase – 4 total
 - 2 exercised
 - 1 in process
- Anticipated certificate of occupancy – Fall 2022

Mercill Condos – RFP Project

- Teton County Employee Rights of First Purchase – 5 total
 - 3 exercised
- Project is 50% complete
- Anticipated certificate of occupancy – November 2022
- RFP for childcare services in nonresidential space closed May 4th. Three responses received. BCC directed staff to go back and work with the respondents to refine their proposals to build out the space. This item is likely to be in front of the BCC again in July.

Flat Creek Apartments – RFP Project

- Preapplication meeting complete
- Approved by DRC
- Neighborhood Meeting for Zoning Map Amendment, 6/13 at 5:30pm

Jackson Street Apartments – Opportunity Project

- Building permits & GEC submitted
- Demo permit submitted, Red House being relocated
- Anticipated groundbreaking late summer
- Agreements with CFJH on 6/21 BCC agenda

Brown Property – Nonprofit Partner Project

- Cabin has been moved!
- Habitat working to submit their Building Permit
- Habitat reviewing Development Agreement & Ground Lease





S4 Flats (Smith & Simon Lane) – Opportunity Project

- Council will consider the purchase agreement and ground lease on 6/21
- Appraisal for lot came back t \$1.6 million; purchase price remains at \$1.2 million

Meeting Schedule

June 13	Special JIM, 1pm	Housing Rules & Regs + SPET (3pm)
June 13	Neighborhood Meeting, 5:30pm	Flat Creek Apartments
June 14	Regular Housing Supply Board Meeting	
June 21	Regular BCC, 9am	Flat Creek Apartments MOU, Jackson Street Apartments, Brown Property Sole Source
June 21	Regular Town Workshop, 2pm	Housing Department Update
June 21	Regular Town Council, 6pm	Flat Creek Apartments Agreements, S4 Flats Agreements
June 23	King Street Ribbon Cutting, 5pm	
June 27	Regular BCC Voucher Meeting, 9am	Housing Department Monthly Update
June 27	Special JIM, 3pm	SPET
July 5-8	April Out of Office	
July 14	Housing Field Trip	Time TBD, Invite to Follow

Executive Session

Items from Staff & Board

Adjourn

