TOWN OF PAYSON
TOWN COUNCIL MEETING
MINUTES OF THE SPECIAL MEETING
June 2, 2009

CALL TO ORDER

Mayor Evans called the meeting to order at approximately 4:00 p.m. in the Town Council Chambers, 303 N Beeline Highway, Payson, Arizona.

PLEDGE OF ALLEGIANCE

PRESENT: Mayor Kenny Evans, Vice-Mayor Ed Blair, Council Member Su Connell, Council Member Rick Croy, Council Member Michael Hughes, Council Member John Wilson, and Council Member Mike Vogel.

STAFF PRESENT: Silvia Smith - Town Clerk, Sam Streichman - Town Attorney, Debra Galbraith - Town Manager, and Ray Erlandsen - Acting Community Development Director.

OTHERS PRESENT: Tracie Bailey - Deputy Town Clerk, Tim Wright - Deputy Town Attorney, and Beth Beck - Housing Program Manager.

PURPOSE OF MEETING

A. Discussion/possible action re:

1. Presentation by Martina Kuehl regarding the Town of Payson Housing Study and Strategy.

2. Affordable and Workforce Housing in Payson.

Beth Beck, Housing Program Manager, thanked the Council and gave a brief background on the Housing Study. Ms. Beck recognized the consultant for their work. Ms. Beck had used the information in the study for two grant applications and also had provided information from the study to a developer. Ms. Beck introduced Martina Kuehl of Kuehl Enterprises. Ms. Kuehl gave a slide presentation regarding the Housing Study.

Council Member Vogel asked if cost was taken into account. Ms. Kuehl stated the study was based on what the family could afford.

Council Member Hughes was surprised the statistic was sixty percent density build. Council Member Hughes believed the community had shaped the way it was today and hoped it could be shaped into a better community.

Mayor Evans felt the challenge was that everyone wanted that variety of housing on the other side of town. The Mayor asked if any other communities were talking about this density fad. Ms. Kuehl stated Flagstaff had reduced fees and offered other incentives for affordable housing. Ms. Kuehl suggested the Council look at areas that are languishing and look at how to assemble the land and get developers

JUN 18 2009 E.1

to build in certain areas.

Council Member Croy asked if any communities had a zoning in between the standard zoning. Ms. Kuehl stated no, that was the standard zoning and was typical across Arizona.

Council Member Wilson asked if Payson had an employer big enough to participate in workforce assisted housing and would it be advantageous to the employer. Ms. Kuehl believed most employers were small and that Payson needed to recruit bigger businesses. Council Member Wilson felt it might be advantageous to have an incentive to tear down deteriorating property and rebuild family housing.

Council Member Vogel asked what could be done about the height limit. Ms. Kuehl believed the biggest challenge was that it changed the environment and people opposed that.

Council Member Croy asked if there was a program without limitations with volunteers to volunteer labor. Ms. Kuehl believed no one had tested that.

Mayor Evans asked if Community Development Block Grant funds could be used for land acquisition. Ms. Kuehl stated Community Development Block Grant funds can be used for all kinds of things. Mayor Evans asked staff to explore impact fees tied to square footage. Ray Erlandsen, Acting Community Development Director, responded yes that is something that could be explored. Sam Streichman, Town Attorney, replied impact fees have to be assessed by the impact of the burden.

Council Member Croy noted that for road impact fees the Town still had the cost to maintain the road. Council Member Wilson pointed out the Parks and Recreation impact would be different also.

Ms. Beck refocused on the four identified conditions in the executive summary. Ms. Beck believed the Town needed to begin by building a firm foundation with education and outreach to the community. For long term success the program would eventually need to be expanded. Ms. Beck introduced the Housing Advisory Commission Chairman Bruce Hopkins.

Mr. Hopkins stated the Commission had discussed that since this project was started there had been a big change in the market in Payson that had helped dual earner households, but there was still a problem for single and elderly households. Mr. Hopkins urged the Council to support the Housing Study and Action Plan.

Council Member Vogel felt the Commission had done an excellent job.

Mayor Evans believed Arizona State University had a program where students had gone out and worked on projects. Mr. Hopkins replied that could be a source. Ms. Beck had been in contact with Arizona State University and found the limitations of the group sometimes put limitations on what they could do.

Council Member Hughes believed with the current economic conditions housing had eased up, but believed that was just a trend. The General Use Plan Commission

could take a look at zoning maps and Town maps and start forming some ideas.

Mr. Hopkins expressed the Commission's appreciation for all the work Ms. Beck and Ms. Kuehl had done.

ADJOURNMENT

Mayor Evans adjourned the meeting at approximately 5:40 p.m.

APPROVED:

_____Date:_____

Kenny J. Evans, Mayor

ATTEST:

_____

Silvia Smith, Town Clerk

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the Town Council of the Town of Payson held on this day the 2 of June, 2009. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this ____day of _____, 2009.

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Tracie Bailey, Deputy Town Clerk