



Board of County Commissioners - Staff Report

Meeting Date: June 5, 2018

Presenter: Stacy Stoker

Submitting Dept: Affordable Housing

Subject: ARU Restriction

Statement / Purpose:

The purpose of this item is for the board to approve an ARU Restriction for five ARUs that were constructed on the second floor of Lot 2 of Cornerstone Business Park.

Background / Description (Pros & Cons):

Lot 2 of Cornerstone Business Park is a building with Heavy Industry Use on the ground level and five ARUs on the second floor. The developer paid a fee in lieu for their Employee Housing Requirement. The five ARUs were exempt from a housing mitigation requirement as allowed in the Land Development Regulations. They are required to be rented to households that are employed full-time in Teton County. No ownership of residential real estate in Teton County is allowed, and the units may not be rented for a term of less than 90 days. The units may not be used as a guest house or guest facility and may not be owner occupied.

To alert the public of how these ARUs are required to be used, an ARU restriction is recorded on the units. The five Basic Use Permits (BUP2016-79 to 83) included the following condition:

“Prior to commencement of this use, the landowner shall record the *Special Restrictions for five (5) Accessory Residential Units Located at Lot 2 of Cornerstone Business Park* document in the County Clerk’s Office.”

Stakeholder Analysis & Involvement:

The stakeholders include the owners of the property along with the entire community. ARUs are permitted to be constructed and are exempt from Affordable Housing requirements because they are intended to be rented to households employed in Teton County. These units will serve as workforce housing in perpetuity. This benefits the community as well as the owners who will have housing for their own employees as well as receive cash flow from the units.

Fiscal Impact:

N/A

Staff Impact:

The ARUs will be an added impact to staff resources in the Housing Department. The Housing Department will have the task of monitoring the units to ensure their use is in compliance with the restrictions.

Legal Review:

K. Gingery

Staff Input / Recommendation:

This is a standard restriction that is recorded on all ARUs and has been approved by the County Attorneys.

Attachments:

- Special Restrictions for Five (5) Accessory Residential Units Located at Lot 2 of Cornerstone Business Park.

Suggested Motion:

I move to approve the Special Restriction for Five Accessory Residential Units Located at Lot 2 of Cornerstone Business Park as presented.