

**DISTRICT OF HUDSON'S HOPE  
SPECIAL MEETING  
HELD IN THE COUNCIL CHAMBERS  
WEDNESDAY, JANUARY 17, 2007 AT 10:00 A.M.**

Present    **Council:** Mayor Harwood; Councillors Kosolowsky, Johansson, Anderson, Webster and Johnson  
              **Staff:** Carolyn Bonnick, Administrator; Mike Ryder, Director of Works and Protective Services; and Becky Pringle, Deputy Clerk  
              **Others:** Chris Leatherdale, Doug Leatherdale and Wayne Lowen

**ATKINSON DEVELOPMENT**

Doug Leatherdale, Chris Leatherdale and Wayne Lowen explained to Council that they have needed extra time to do feasibility studies and get numbers for the proposal. They questioned Council whether they thought that this project would be feasible and for any comments they had. Mayor Harwood stated that there is a housing shortage in Hudson's Hope with more residents deciding to retire here, the expected coal mine employees, oil and gas service providers, semi-retired residents, and temporary construction crews looking for homes to rent.

Mr. Leatherdale told Council that they had spoke with BC Hydro and the mining companies to find out what they are expecting for the future. He questioned Council as to what residents are expecting to pay for a home. The manufactured homes are ranging from \$100,000 to \$450,000 depending on what size and style they choose. They believed that building a home would be much more expensive, as this would probably require hiring out-of-town workers. Mayor Harwood advised that all the assessments in Hudson's Hope have increased drastically.

Mr. Leatherdale explained that they do not want to develop all the lots at the beginning. Lots would be sold vacant with sewer and hydro. The water and sewer will need to be redone as they have not been used for many years. They expected that the lots would cost \$45,000.00 for just the infrastructure and survey. This approximate price would be based on keeping existing roadways and hydro. They researched with the realtors to see what serviced vacant lots would be sold for in different communities, the results were as follows:

Fort St. John - \$60,000 to \$70,000  
Chetwynd - \$35,000 to \$40,000  
Dawson Creek - \$57,000 to \$60,000  
Tumbler Ridge - \$30,000

Councillor Webster explained here vision for the project as larger lots and more upscale housing. There could also be a variety of different lot sizes and maybe different housing options such as apartment buildings. Councillor Kosolowsky made the suggestion of doing the project in stages to see what the market is like, and more lots could be put for sale if the mining project proceeds in a few years.

They discussed who would be purchasing the lots, as this would determine what type of homes would be most desirable. Council discussed who would purchase the lots; young families, retirement residents, young people, school teachers. Mayor Harwood advised that they had reserved a property in the District for more seniors housing which would be located directly behind the clinic. She also advised that many seniors are moving from Fort St. John to Hudson's Hope as the cost of living is much lower.

Mr. Leatherdale proposed that the next step be to bring Council a variety of drawings and the costs of each proposal. They also discussed putting a show home on one of the lots to get people interesting in purchasing. They would also put a sign up on the property with the design they choose. A new timeline will need to be brought to the District, perhaps with a 3-phase proposal.

026/07

Moved by Councillor Johnson and Seconded by Councillor Webster;  
"That Council continue to negotiate with Mr. Leatherdale, and provide an extension to allow further discussion in June, 2007."

CARRIED

**ADJOURNMENT**

Certified Correct:

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Clerk

\_\_\_\_\_  
Mayor