

City of McCall
Housing Advisory Committee
Agenda
June 14, 2021, 4-5 pm
TEAMS/McCall Public Library- Idaho Room
216 E. Park Street
McCall, ID 83638

Use a phone to call 208-634-8900, when prompted enter Conference ID , [419495479#](https://teams.microsoft.com/join/419495479) If there are any questions, contact Michelle Groenevelt, Community and Economic Director (mgroenevelt@mccall.id.us) The Meeting Room Occupancy Capacity is subject to the 6-foot social distancing and a capacity of 16 people.

CALL TO ORDER AND ROLL CALL

Pat Hill, Robert Lyons, Diane Kushlan, Nick Zello, Toni Curtis

NEW BUSINESS

- 12-month Work Plan (Action Item)
- Gateway and Natural Amenity Region (GNAR) Initiative research grant (Action Item)
- Discussion of Softball Property off of Davis Ave (Action Item)

NEXT MEETING

Next Regular Meeting –July 12, 2021?

ADJOURN

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Topic	Appropriate to [Timing		Notes:	2021								2022		
				May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Establish long-term working structure for the committee				Review 12-month workplan										
Develop a Housing Action Plan (HAP)				Review/ approve RFP	Present RFI/RFP to City Council if needed. Publish/send RFP	Review RFI responses	Send RFP to down-selected parties	Work with selected consultant		Review submitted work				
Discuss Davis Street Property														
Build out McCall Area Strategic Plan Incorporating 2018 McCall Area Comprehensive Plan, and McCall in Motion the City of McCall Housing Strategy, City Council Resolution 19-02 Housing Incentives Program. -Add McCall Local Housing Program (from Michelle's spreadsheet)	Via consultant	October?								Review McCall Housing Action Plan				
Approve Strategic Plan within committee	Yes	October?								Approve HAP in HAC				
Approve Strategic Plan with City Council	Yes	Nov									Present/ Approve HAP at City Council			
Review Strategic Plan with City Partners: PLWSD/Idaho Power, P&Z, Mayor/City Manager, Valley County Commissioners, Chamber of Commerce, Urban Renewal, Business Community...- Add Building Department as a partner - Add IDL as a partner	Yes	Jan 2022											Review HAP w City Partners	
Create public outreach plan for communication with citizens and developers	Yes	Feb 2022	May want to integrate this into Builder Forum before results to get prelim input, unless the consultant will do this for us											Create public outreach plan to comm HAP w citizens and developers
Review Strategy with Business Community and other large employers to explore needs and means of providing employee housing	Yes	Feb 2022												Present HAP to business commty and employers
Develop a marketing program/slogan	Via consultant	October?								Review mktg plan				
Create Land Planning and Funding subcommittees														
Identify, assess Land Plan to support housing goals	Via consultant	October?								Review land plan				
Identify and approve Funding Plan to support Land Plan and housing goals	Yes	After consultant								Consider funding options	Review funding options	Approve funding options		
Determine priorities	Via consultant	October?								Review priorities				
Evaluate public/private partnerships for development	Yes	ASAP					Discuss public/ private partnerships							
Assess volunteer and staff resources	Yes	ASAP					Evaluate volunteer and staff resources avail to support initiatives							
Create landbank and other funding/management mechanisms	Via consultant	October?								Review funding mechanisms				
Assess properties currently owned by the city and under-utilized private properties	In context of str	Mar 2023	Assumes this will be based on HAP priorities, subsequent review by City Council, and following establishment of segregated funds mechanism							Review property priorities		Establish segregated funds structure for Housing Funds		Assess city-owned properties for disposition
Implement Land Plan (set interim milestones)	In context of str	Mar 2023												Begin implementation of land plan
Implement Funding Plan (set interim milestones)	In context of str	Mar 2023					Identify early funding availabilities (e. g. LOT, donations, ...)							Begin funding plan based on HAP
Develop structures to incentivize conversion of short-term rentals to long-term	Yes	ASAP					Develop ideas to incentivize short-to-long-term rentals							





Planning and Development Challenges in Western Gateway Communities

Philip Stoker, Danya Rumore, Lindsey Romaniello & Zacharia Levine


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Planning and Development Challenges in Western Gateway Communities

Philip Stoker Danya Rumore Lindsey Romaniello Zacharia Levine

ABSTRACT

Problem, research strategy, and findings: Small towns and cities outside of national parks, scenic public lands, and other natural amenities throughout the western United States are becoming increasingly popular places to live and visit. As a result, many of these *gateway communities* appear to be experiencing a range of pressures and challenges. In this study we draw on the results of in-depth interviews with 33 public officials and a survey of more than 300 public officials to shed light on the planning and development concerns across western gateway communities. Our results indicate that gateway communities throughout the western United States are experiencing a range of planning and development challenges, many of which seem atypical for small rural communities, such as challenges associated with housing affordability, cost of living, and congestion. These challenges seem to be more related to population growth than increasing tourism and stand out in stark contrast against the fact that these communities strongly value and identify with their small-town character. Our findings suggest gateway communities are doing a variety of things, some quite innovative, to address their planning and development challenges but often feel overwhelmed, behind the curve, and in need of additional capacity and planning support.

Takeaway for practice: Our study highlights the importance of effective and proactive planning in gateway communities. It also suggests that to do forward-looking planning and to respond to the challenges they face, many gateway communities will need additional planning support and tools. We highlight gateway communities here to provide a platform for future efforts aimed at assisting these small, rural communities in protecting the qualities that make them such special places to live and visit amid the planning and development pressures and challenges they face.

Keywords: gateway communities, natural amenities, rural, small town, workforce housing

Small towns and cities outside of national parks, scenic public lands, and other natural amenities throughout the western United States attract people from all over the world because of the quality of life and unique experiences they provide. It is therefore not surprising that many of these western *gateway communities*—including places such as Jackson (WY), Moab (UT), and Aspen (CO)—are becoming increasingly popular places to live and visit.

Unfortunately, increasing visitation and development pressures appear to be creating a variety of “big-city” challenges for many gateway communities throughout the West, including traffic and congestion, a lack of affordable housing, environmental degradation, and loss of community character (Dunning, 2005; Leung & Marion, 2000; Long et al., 2012). Although these challenges have been to some extent documented in popular press and through case studies of particular towns, there is currently a dearth of empirical data on the

extent and nature of planning and development challenges in western gateway communities. This lack of understanding limits progress toward generalizable solutions, strategies, and guidance for addressing the increasingly acute pressures affecting these natural amenity-rich communities.

We address this gap by examining the key planning and development-related challenges experienced by western gateway communities, which constitute a significant proportion of all communities in the western United States. We do so by analyzing results from in-depth interviews with 33 public officials and a survey of more than 300 public officials in gateway communities across the western United States.

Our research focuses specifically on gateway communities in the western United States for a number of reasons. Communities near major natural amenities throughout the United States have experienced planning and development challenges associated with their