

City of McCall
Housing Advisory Committee
Minutes
November 8th, 2021, 4:00 pm
TEAMS/McCall Library
218 E Park St
McCall, ID 83638

CALL TO ORDER AND ROLL CALL

Members Nick Zello, Pat Hill, Robert Lyons, Diane Kushlan, and Toni Curtis were present. Michelle Groenevelt (CED Director), Brian Parker (City Planner), and Meredith Todd (Assistant Planner) were also present.

CONSENT AGENDA

- Approve October 11th, 2021 HAC Minutes
- Approve January 25th, 2021 HAC Minutes
- Approve March 29th, 2021 HAC Minutes
- Approve April 26th, 2021 HAC Minutes

Member Hill abstained. Chair Zello made a motion to approve the minutes, Member Lyons seconded the motion, Members Kushlan, Curtis, Lyons, and Zello voted ‘aye’ and the motion carried.

OLD BUSINESS

- Housing Action Plan & Housing Authority Update – Michelle

Ms. Groenevelt provided an update on the Housing Action Plan process which began with discussions in mid-October as an early scoping section with the consultants to provide documents and history to the housing consulting team to contextualize and guide their assessment of our existing housing programs. They will be looking specifically at the deed-restriction program and McCall Avenue deeds to assess their effectiveness. They will then start looking into implementations and pathways for the Housing Authority based on their assessment. Ms. Groenevelt also mentioned the regional planning goals in support of a focus on housing in the area, and the consultants are receptive.

Member Hill mentioned the value of pursuing the HA and Action Plan in-step with one another to build on the research being provided by the action plan. Chair Zello asked when the HAC would interact with the consultant team, and Ms. Groenevelt estimated in a month to six weeks (around the new year) after establishing a baseline.

- Housing Solutions Idea Brainstorm – *(chronologically at end of the meeting)*
 - Review supported ideas, refresh earlier ideas not yet discussed, solicit new ideas.
 - Material donation center/Reuse Store

Chair Zello mentioned that he had discussed more with the local high school student, who ultimately selected another project. But in reaching out to the Boise and national locations he has not received concrete guidance. He will provide an update when one is available.

- Skilled trades programming

Chair Zello said that depending on which school district official you speak with, the idea is either already in utilization, or has been entirely rejected. Member Curtis mentioned that Dusty Bitton at PineTop Construction offers the opportunity to allow high school graduates to navigate into his business through crane-operation or other apprenticeships. Member Hill mentioned that McCall College occasionally offers trade-school opportunities in their course offerings. The New Meadows school uses a “project-based” education system that spans across their K-12 school, having each grade-level and community members work in cooperation to do full-scale projects. Ms. Todd can reach out to MOSS and the high school faculty she has worked with to see about replicating the effort in the McCall-Donnelly School District.

- Linkage with Chamber of Commerce

(Chair Zello will reach out) - Ms. Groenevelt established the City Manager was the city chair for the chamber of commerce and president of the Rotary club, so she may be able to bring up the subject of housing with the Chamber. Delta James, Economic Development planner has recently been appointed to the WCMEDC and can bridge the gap that way. Chair Zello said that his vision is to collaborate on communications with Lindsay Harris, ED at the Chamber about what opportunities might be available.

- Partnership with MDSD Schools

(See skilled trades programming above) (TBD) In addition, a recent visit to a Speech Class at the high school has brought a lot of high school attention to students interests and they may frame their Civic Engagement speeches around the topic. From the Land-Use perspective, the activity ‘brewing’ on the east side of town, near the middle school and on the State 80 could impact the school district in very heavy ways. Discussion wandered to the current sewer-district capacity and planning and whether any boosts to capacity were on the horizon. The topic is still in the “not yet, we will see” mode, and is a large topic in the Housing Action Plan research process.

NEW BUSINESS

- MRA Parcels Conveyed to City – Michelle

Ms. Groenevelt summarized the conveyance of two (2) parcels previously owned by the MRA Board to the city as part of the close-out efforts for the Urban Renewal District. The City Council accepted the deeds to the properties, and they are restricted to be used for ‘public purposes’ such as housing, snow storage, or open space. One parcel is on Davis, and the other is on Railroad next to Toby’s Place. The Davis parcel has had preliminary wetland delineation work done but does have significant wetlands on the parcel. The building next to Toby’s place has had interest for multi-use development but nothing has taken hold.

Member Kushlan asked who the owners of the lots to the west of the Davis lot were and whether those parties would be amenable. The lots have recently sold and there has been some interest by new owners' representatives in doing large-lot single family homes to the west. Ms. Groenevelt mentioned this was a good segue to the next agenda item.

- **111 W. Lake St. ADU Donation – Michelle/Brian**

Mr. Parker provided a summary of asking the owners of the “Toaster” at 111 W Lake St whether they would donate the building to the city housing program. City staff has been provided the original building and engineering plans and the current judgement is that movement of the building is feasible. Other questions include whether City Council will accept the donation and for what kind of tax incentive, what the cost of relocation will be, and whether it will ultimately be done. Member Hill offered to assist with site planning details/feasibility planning and looking at the components of the building structure to see how the plumbing and electric would work in a move. The local building moving company, Pacific Moving, is one stakeholder that could be asked to even donate services for an additional tax-incentive. Ms. Groenevelt said this item can be brought up in an addition meeting.

Member Kushlan brought up the potential to utilize this project as a community-building opportunity to build camaraderie with companies in the area doing building, contracting, etc. around the initiative with momentum. In addition to the community-building potential, there is also opportunity for providing a case-study to this and other communities. Chair Zello and Member Hill offered Brian Parker an unofficial “HAC Gold Star” for his effort. The item was placed on the next agenda.

- **Debrief Housing Solutions Summit – Diane**

Member Kushlan attended a Charles Mahon program (Strong Towns, Minnesota). Their group looks at community development from a fiscal standpoint and have noticed that greenfields investments are often more costly than inner-city properties which IF invested in, the inner-city project styles could finance later-phase greenfield projects. He also spoke to the style of relaxing single-family zoning rules standards, but as an idea to relax zoning standards across zones to be more reflexive to ‘exceptions’ rather than ‘radical’ in their change-making. Mahon posits that graduality in zoning may be an opportunity. The other seminar attended was on SB1079 in California, as a response to single family homes being bought out by property investment companies. The bill creates a 45-day period where a city or non-profit can purchase a property before an investment company can do so. Member Kushlan notes that with the Build-Back-Better plan, it may encourage denser/different development styles in a way that harnesses these concepts, especially in rural areas.

Chair Zello said keeping track of conferences and thought explorations on housing would be a good priority and Member Hill agreed that staying attuned to grants and ideas outside of our bubble or a community could be great opportunities.

- **Colorado St. Team Site Plans for old Dump (2) – Robert**

Member Lyons offered a summary on the previously passed Colorado St. project. The Developers from 428 Colorado St. had approached Member Lyons with interest in developing

the old McCall dump site on Colorado and Samson. Member Lyons had a question of whether the dump site and needed improvements were centralized on a single area, or spread across the site, as the Environmental Assessment of the site is somewhat unclear. He suggested reaching out to the firm that conducted the study to ask if the full site needed to be mitigated, or just a specific area.

Member Curtis mentioned that the test holes taken were done universally across the site and issues were found across the area. Member Hill recommended that the developer study the report and the site and determine whether there is a widespread issue on the site. Members asked staff to reach out the EPA staff/consultants and other affiliates to see if there were possibilities and report back at a subsequent meeting. There was some question of whether a closer site would be able to move the materials than the 145-mile-away site mentioned in the report. Staff was also asked to look into whether there were any brownfields mitigation money that may have become available in the time between the Environmental Study in 2006-2009 and the present day.

- Short-Term Rental Fees Comparison – Meredith & Michelle

There will be a City Council work session in December to discuss whether we can be doing more as a city to combat the STR conversion and presence problem. The chart in the packet offers comparison to the \$175 business license and \$50 renewal cost asked by the city of McCall and is quite revealing. Certain changes and implementations like requiring every property to get its own business license is likely to obtain the authority to revoke business licenses. There was discussion on the realities of inspections related to available staff-time. Could the service be outsourced? Could a position be created over time? Member Kushlan mentioned that inspections can be treated as a game by property owners between modifying property in anticipation of the inspection, and then changing them post-inspection.

Member Zello mentioned in a state he had lived in; the state tax board would investigate short-term rental bookings shown in online rental sites and compare with revenues reported by the owners in their state tax filings to determine whether there were tax violations or appropriate taxes being paid based on STR income in each location. Members agreed that particular strategy may be beyond the abilities of staff in the State of Idaho, but it is being pursued deeper. Ms. Groenevelt mentioned that the opposite (vacant/seasonal 2nd homes), prior to the existence of STRs as they have come to be known, left neighborhoods vacant/dark due to there being no one there aside from the occasional visit from the owner. She indicated it would be valuable for Chair Zello to appear at the Work Session

- Debrief October 28th Joint Work Session (Council, Valley Co. Commission) – Meredith, Michelle & Robert

Ms. Todd gave a summary of the meeting on October 28th as a higher-level, community-building meeting between cities in Valley County and the county board of commissioners to focus on regional and long-range planning efforts. Each of the cities in the area and the county representatives recognized that we share a number of development issues across jurisdictions and it is okay to work through them as a team of talented municipalities.

Final updates: Ms. Groenevelt updated the group on the last of the Thompson Place units (all 12) being restricted and occupied per the Local-Housing program policies. Woohoo!

NEXT MEETING

Next Regular Meeting – December 13th, 2021

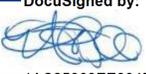
ADJOURN

Member Hill made a motion to adjourn, Member Lyons seconded and the meeting adjourned at 5:34pm.

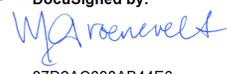
American with Disabilities Act Notice: The McCall Library is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.

Date: December 14, 2021 | 12:48 PM PST

December 14, 2021 | 10:27 AM MST

DocuSigned by:

1AC25883EE804E7...

Nick Zello, HAC Chair

DocuSigned by:

87D2AC688AB44E6...

Michelle Groenevelt, CED Director