

MINUTES

**McCall City Council
Special Meeting
Legion Hall (McCall City Hall - Lower Level)
December 20, 2013**

Agenda

Call to Order and Roll Call
Work Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Bailey called the special meeting of the McCall City Council to order at 3:40 p.m. Council Member Aymon, Mayor Bailey, Council Member Swanson, and Council Member Witte were present. Council Member Scott was absent.

City staff present was Carol Coyle, Grant Coordinator; Michelle Groenevelt, Community Development Director; Delta James, City Planner; and BessieJo Wagner, City Clerk.

WORK SESSION

AB 13-222 Payette Lakes Inn Discussion

The owner of the Payette Lakes Inn contacted the City Manager in September, 2013 to discuss his interest in selling the property. McCall City Code Title 2 Chapter 4 states that the purpose of the chapter is to “promote the educational, cultural, economic and general welfare of the public of the City of McCall, Idaho, through the identification, evaluation, designation and protection of those buildings, sites, areas, structures and objects which reflect significant elements of the City's, the State's and the nation's historic architectural, archaeological and cultural heritage.” The McCall Historic Preservation Commission (HPC), established per MCC 2-4-030, has the responsibility to “recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests, or donation.”

Staff and the HPC enlisted the assistance of the Idaho State Historic Preservation Office, Idaho Heritage Trust, Fred Walters, Architectural Historian, Preservation Idaho, the McCall Building Official, and the McCall Parks and Recreation Director to help them better understand the National Register eligibility of the property, as well as its condition and potential rehabilitation options. The reports and comments of the consultants, staff, and HPC members are attached, along with photos and a parcel map. Brian Corcoran, Chairperson of the Historic Preservation Commission, will provide the Commission's summary recommendation to the Council.

Council Member Scott joined the meeting via phone at 3:29 p.m.

Mayor Bailey commented that the building should at the very least be covered to protect it from further damage. He felt that it could be stabilized and the roof would need to be rebuilt prior to doing anything inside. Mayor Bailey expressed concern with one of the basement walls and that

the foundation may be compromised. He was also concerned about what the fire protection looks like. He suggested that possibly a non-profit be formed to collect funding to restore the building

Council Member Aymon asked about possible funding opportunities with other agencies including state and federal. It was determined that much was unknown.

Question to the current owner was he willing to preserve it as it is and enter into a public private venture. He stated that he would love to see it restored; however he understands the amount of money it would take to do so. He is open to options.

AB 13-238 Proposed Code Amendments for Title 3 and Title 2 Regarding Short Term Rentals and Conditional Use Permits

Mayor Bailey had previously requested Council discuss what constituted a “lodge” as referenced in the McCall City Code 3.3.02. Mayor Bailey asked for a status update regarding the requirements for a Conditional Use Permit (CUP) and short term rentals referred to as a “lodge”. Staff met and determined that there were no zoning or building codes that regulated the number of people who occupied a dwelling. Staff concluded that a lodge that was a short term rental was not a “lodge” as the type that is grouped with social hall and club within the land use table 3.3.02 which would require a CUP. Staff discussed the idea of creating a standard for the number of occupants but ran into a number of issues such as violations of the Fair Housing Act, family reunions, weddings, and enforcement.

Council discussed whether a CUP would be required. They also discussed ways to regulate the number of guests allowed. Council discussed regulating parking, the number of allowed vehicles, or regulate through the issue of health and safety.

Mayor Bailey stated that the issue was not short term rentals he stated that it was businesses in residential areas, particularly the large homes being used as lodges.

There was much discussion amongst the Council and staff. Some discussion included the possibility of regulating the size of residential structures and, through the process, regulate the use; the idea of regulating any and all of the short term rentals; and the possibility of a test to prove whether or not they are worthy of obtaining a business license, looking at how many complaints are received or some variation. Mayor Bailey felt there may be a way to regulate based on the number of people. There was some concern on the repercussions of limiting the number of people.


There were also suggestions that citations needed to be issued to vacationers that violate the noise and parking ordinances.

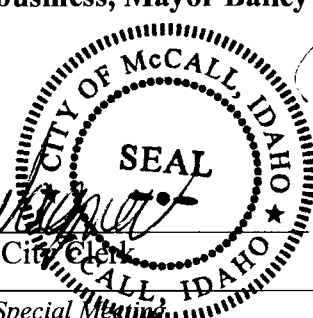
Council directed staff to bring the discussion back to Council in February.

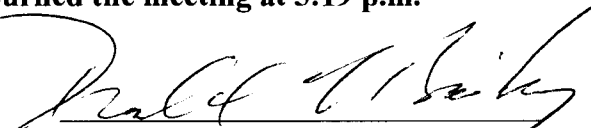
ADJOURNMENT

Without further business, Mayor Bailey adjourned the meeting at 5:19 p.m.

ATTEST:


BessieJo Wagner, City Clerk




Donald C. Bailey, Mayor