

MINUTES

**McCall City Council
Special Meeting
Legion Hall (McCall City Hall - Lower Level)
October 30, 2013**

Agenda

Call to Order and Roll Call
Work Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Bailey called the regular meeting of the McCall City Council to order at 6:00 p.m. Mayor Bailey, Council Member Swanson, Council Member Scott, and Council Member Witte all answered roll call. Council Member Aymon was absent

City staff present was Gene Drabinski, City Manager; Michelle Groenevelt, Community Development Director; Delta James, City Planner; and BessieJo Wagner, City Clerk.

Planning and Zoning Commission Members present were Kim Apperson, Amanda Thompson, Fallon Fereday, Derek Williamson, and Scott Tunnell

Council Member Aymon arrived at 6:23 p.m.

WORK SESSION

Joint Session with the Planning and Zoning Commission to receive an update on the Downtown Master Plan

Harmony Design and Engineering gave a presentation on the Downtown Master Plan. Throughout the presentation the Council and the Planning and Zoning Commission were engaged in conversation regarding the Draft Downtown Master Plan to assist with the development of the final product.

Bruce Meighen, Logan Simpson Design Inc., presented the following main points regarding the Draft Downtown Master Plan.

There were a 3 part Series of workshops, including the public and key stake holders, held in McCall with the following goals:

- Endorse strategies – opinions on the 12 steps of the plan
- Discuss actions for implementation

There were 3 themes to the document

- Buildings
- Connections
- Economic development

The following strategies were discussed in detail:

1. Create unique character districts within downtown to better define uses and services within each area.
 - a. Downtown core
 - b. Lakefront District
 - c. Lakefront mixed use District
 - d. Mixed use District
 - e. Campus district

Discussion - How do you get there? What kind of regulations would need to be implemented? Who lives downtown? How do you get density downtown? It was presented to consider a nontraditional city campus area, which could include a community center and a transit center. It was discussed that there were lots of opportunity and the way the campus could be developed would assist in the way it is accepted by the community. The Master Plan showed the possibility to consider that buildings could be multistoried to capitalize on the land. There were some residential district concerns in the possibility for downtown growth. It was also discussed that residential would be dense.

2. Focus downtown on Payette Lake to maximize the experience and connection to the lake.

Discussion – The possibility of the commercial area increased at the lake. It was discussed that it could be difficult to combine private and public efforts. The ideas seem way far into the future. The group discussed the Grand Payette proposal and how close to achieving this strategy was within that proposal. Discussion also included ways to create other opportunities, possibly through incentive based code. There was some concern that “private” would not want to share with “public.”

3. Create unique key gathering places to encourage longer stays in Downtown.

Discussion – Points of interest are important to assisting with encouraging families to stay longer in the downtown.

4. Create streets that properly address safety and mobility for bikes, pedestrians, and vehicles.

Discussion – Complete sidewalks to include ADA accessibility. There could be difficulty dealing with a highway. They discussed the possibility of taking away parking on Third Street to gain a better bike lane and better area to move in. The goal would be to keep parking on the west side and lose the parking on the eastside. There was discussion that there should not be an expectation that there will always be street side parking. The idea would or could be controversial. The general opinion of the group was favorable to this strategy. There was some concern expressed regarding the bike lane on the highway. It was countered with that if no bike lane were present then it could result in bike riding in an area with no lane which would be much less safe.

5. Create a vibrant, new, pedestrian-oriented 2nd Street that connects the Civic Center with the lakefront.

Discussion – To create character the street could become an event space. It was discussed that it would be a large investment but could change the feel of the downtown. There was some consideration to closing the street to include the possibility of temporarily closing the street and move toward the idea of closing the street permanently. There was general favorable opinion from the group.

6. Locate parking lots and new transit center to encourage pedestrian and economic activity Downtown.

Discussion – The possibility of moving the parking in front of Toll Station to behind and adjacent to the building, and then use the space for a building close to the sidewalk.

7. Increase the stability and diversity of the Downtown economy.

Discussion – To work toward year around economic vitality was the primary focus. The possibility of a convention center concept was also discussed.

8. Promote diverse and unique shopping experiences that define Downtown as a retail destination.

Discussion –

9. Build upon the unique attributes of McCall to link the economy of Downtown to surrounding economic opportunities.

Discussion – The use of the local transit to accomplish this goal has been successful in other communities.

10. Increase density of potential customers in downtown thorough development of support businesses such as lodging, offices, etc.

Discussion – The issue of professional offices on street fronts in downtown was discussed stating that by limiting professional offices it could create some dead space. It is ideal to have retail in that space. There was some additional discussion regarding building heights.

General consensus from both the City Council and the Planning and Zoning Commission were that the strategies were a good start for the plan. It was stated that conceptually the plan looks good. There were some concerns expressed for what the plan would be in reality. It was explained that the studies were done in small tour based town concepts. It was also discussed that Second Street and Third Street would be more doable for starting the process.

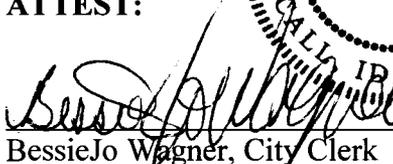
Next steps:

The next step would be to incorporate the comments received into the draft Downtown Master Plan which would be coming within the next month. Ideally the plan would be adopted by end of year. Once adopted there would be a series of action items and a look forward to funding. Action will be general.

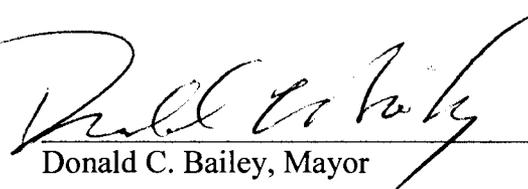
ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 7:39 p.m.

ATTEST:


BessieJo Wagner, City Clerk




Donald C. Bailey, Mayor