

Version 1/20/20
clean

*The City of
Stanley, Idaho*



Comprehensive Plan

CITY OF STANLEY

COMPREHENSIVE PLAN 2020

Created by the Stanley City Council

Adopted by Resolution _____, 2020

Steve Botti, Mayor

Laurii Gadwa, Council Member

Tim Cron, Council Member

Austin Clegg, Council Member

Lem Sentz, Council Member

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CITY OF STANLEY COMPREHENSIVE PLAN

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DEDICATION

Two thousand twenty marks the 73d anniversary of the City of Stanley, incorporated on June 9th 1947. This plan is dedicated to all the mayors of the city over the past 73 years.

MAYORS OF THE CITY OF STANLEY FOR THE PAST 52 YEARS

(The list of Mayors for the first 20 years of records were lost in a fire)

Steve Botti	Jan 2018 – Present
Herb Mumford	Jan 2010 – Jan 2018
Hannah Stauts	Jan 2006 – Jan 2010
Paul Frantellizzi	Jan 2004 – Aug 2005
Bob Downing	Oct 2002 – Jan 2004
Paul Frantellizzi	Jan 2002 – Sept 2002
Hilda Floyd	Jan 1999 – Jan 2002
Khema (Bunny) Danner	Jun 1996 – Jan 1999
John Kirch	Nov 1993 – Apr 1996
Launna Gunderson	Nov 1989 – Sept 1993
Lloyd (Bud) James	July 1984 – Oct 1989
Gerald Nicholson	Sept 1976 – July 1984
Jack (Casanova) Kirch	Jan 1974 – Aug 1976

Larry McCoy	Dec 1972 – Dec 1973
Clarence Cole	Dec 1972 – May 1973
Stella Critchfield	Jan 1972 – Dec 1972
Stanley Iwakiri	Jan 1970 – Dec 1971
Glen Brewer	Mar 1969 – Dec 1969
Jesse H. Wall	Jan 1968 – Mar 1969

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PURPOSE AND SCOPE

COMPREHENSIVE PLANNING

A comprehensive plan assesses the current condition of a city and aids in planning its future by setting goals and by suggesting policies and priorities.

Goals are general statements describing results to be achieved in the future. Action Items are specific actions or procedures to be followed in achieving goals.

A comprehensive plan establishes a vision on which the governance of the city is based. The vision provides a general framework for decisions regarding land use, infrastructure, and services. It guides the development of specific ordinances, and management initiatives. The comprehensive plan should be reviewed often to ensure that it still aligns with the current vision of city residents and that the policies and priorities remain valid.

IDAHO LAW

Comprehensive plans are to be developed in accordance with the Idaho Local Land Use Planning Act of 1975. The purpose of this act is to promote the health, safety and general welfare of the people of Idaho as follows [IC 67-6502 (a)-(m)]:

To protect property rights while making accommodations for other necessary types of development such as low cost housing and mobile home parks.

To ensure that adequate public facilities and services are provided to the people at reasonable cost.

To ensure that the economy of the state and localities is protected.

To ensure that important environmental features of the state and localities are protected.

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To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber, and minerals.

To encourage urban and urban-type development within incorporated cities.

To avoid undue concentration of population and overcrowding of land.

To ensure that the development of land is commensurate with the physical characteristics of the land.

To protect life and property in areas subject to natural hazards and disasters

To protect fish, wildlife and recreation resources

To avoid undue water and air pollution.

To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

The components of the comprehensive plan, and the procedures for adoption, amendment and repeal of the plan are specified in IC 6508 (a)-(q) and IC 6509 (a)-(d)

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GUIDELINE FOR CITY OFFICIALS

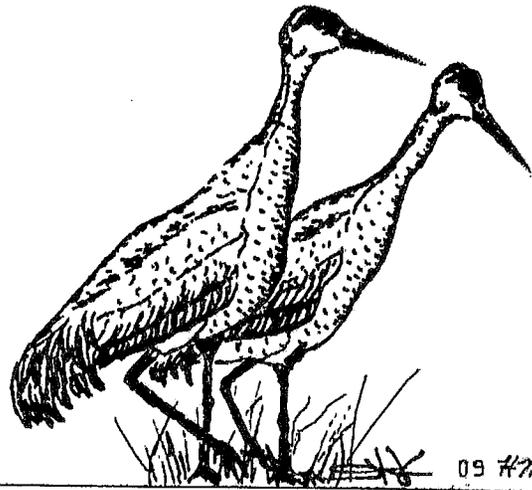
The Comprehensive Plan is intended to be used by local elected officials. It has been designed to provide an outline and guide to govern the City of Stanley. It is to be used and changed as conditions dictate.

The sections of this Plan provide a general guide for future city governance and initiatives based on goals and action items, presented within the context of past and present city initiatives, issues, and intergovernmental relationships.

The information presented in the Plan is the result of a planning process that complies with the requirements of the Idaho Code. How successful the planning process will be depends upon the commitment of local elected officials and the public. Without this commitment, achieving a positive governing process will be difficult. New city policies, initiatives, and ordinances must be reviewed to ensure that they conform to the vision set forth in the Comprehensive Plan. This plan is a “reference point” to guide city government initiatives, budget priorities, and the development and modification of ordinances. It is suggested that newly appointed city officials be requested to read the Comprehensive Plan.

When changes occur in the future, refer to the Plan to better understand why and how the changes came about and then amend the Plan. This Plan should be reviewed every five years to ensure that the vision, goals, policies, and priorities still reflect the desires of city residents.

Therefore, this Plan should guarantee that the City of Stanley will not cease to be what it is, with a desired quality of life, while taking advantage of new opportunities for the future.



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A Message from the Mayor and City Council

The Mayor and City Council would like to thank the many people involved in the creation of the City of Stanley Comprehensive Plan and its subsequent updates.

A great deal of gratitude is due to those who formed the original planning committee that developed the City's first Comprehensive Plan in 1976. Although much has changed in the world and even the dynamics of our small community in the forty-four years since its original conception, not much has changed in the vision it conveyed. Our community still holds true the same set of values and goals for its future that were outlined in 1976, a testament to the vision and forethought of the members of the original committee.

The future will undoubtedly bring many challenges to our small community. As the town of Stanley and its vicinity continue to attract more and more people with its breathtaking beauty and boundless recreational opportunities, area businesses will continue to turn over and a new generation of property and business owners will assume a role in the direction of our community. It is to this new generation, and the many generations to come, that the Comprehensive Plan is left. It is intended to be a guiding light for the daily decisions of our governing body, the foundation upon which all decisions should be made.

Future mayors and councils carry the responsibility of understanding and upholding the values set forth within this document. Mayor Khema Danner wrote her advance gratitude to future councils in the 1998 update to the Comprehensive Plan 'for continuing the process which was begun with the intention of keeping Stanley the special place it is'. I and the Council would like to give our advance gratitude as well to the future leaders of our community for their efforts in continuing to keep this plan up to date and closely in mind during all decision making.

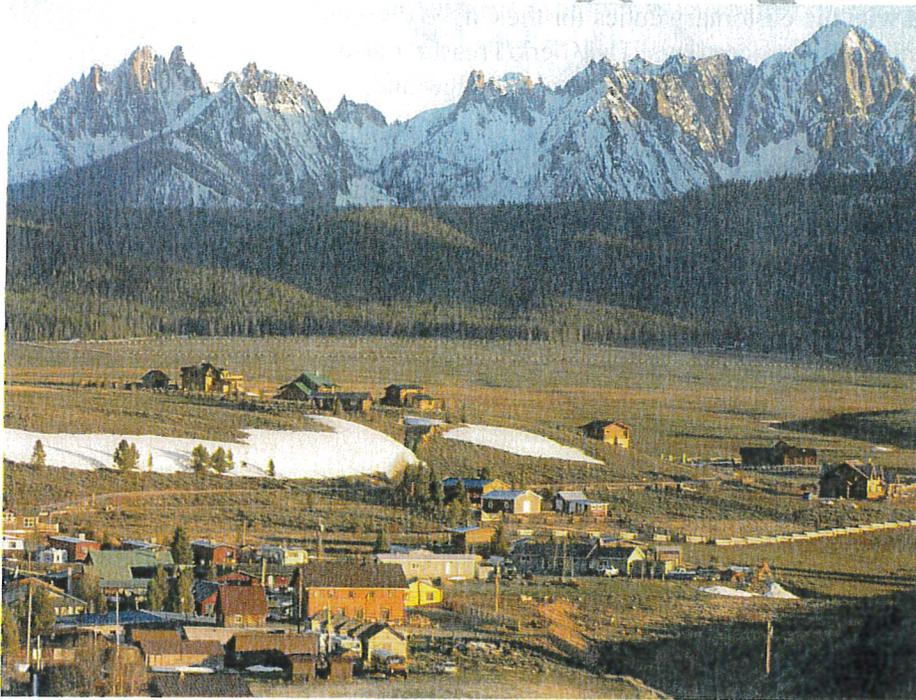
Sincerely,

Mayor Steve Botti
Council President Laurii Gadwa
Councilman Tim Cron
Councilwoman Austin Clegg
Councilman Lem Sentz

THE PLANNING AREA STANLEY

The City of Stanley, Idaho, and its area of impact is the primary focus of this Comprehensive Plan. Stanley is located in central Idaho, in the southwest section of Custer County, at the north end of both the Sawtooth Valley and the Sawtooth Mountains, and near the confluence of the Salmon River and Valley Creek.

Consisting of about 308 acres of private land, Stanley is surrounded by the 756,000-acre Sawtooth National Recreation Area administered by the U.S. Forest Service.



GOVERNMENTAL STRUCTURE

The city of Stanley is an incorporated municipality and political subdivision of the State of Idaho under the laws of the State of Idaho. The City has the power to make, rules, regulations, resolutions, and ordinances consistent with the laws of the State of Idaho; and to enter into agreements with private organizations and other governmental entities.

The legislative authority of the City is vested in a Council. The Stanley City Council consists of four elected members. The Mayor is the chief administrative official of the City and presides over meeting of the Council and determines the order of business. The governing body of the City (Council and Mayor) has charge of the fiscal affairs. An appointed Clerk/Treasurer is charged with the customary duties for the City and keeps minutes of all council meetings and proceedings. The Clerk/Treasurer also executes the fiscal responsibilities of the City and maintains budget and fiscal records.

As growth occurs in the future, the citizens and their elected leaders should review whether the current structure of city government is appropriate for fulfilling the needs of the City and make changes necessary for maintaining effective, efficient services. This may involve adding additional administrative positions, or adopting a council-city manager form of government.

The City of Stanley is located within Custer County which has its own governing body of three commissioners. The County governs all areas outside of the jurisdiction of incorporated cities within the county. The City of Stanley has jurisdiction and may enforce ordinances within the city limits and within the City's Area of Impact.

The U.S. Forest Service, Sawtooth National Forest manages the federal lands surrounding the City of Stanley. The 756,000-acre Sawtooth National Recreation Area, established by Congress through Public Law 92-400 in 1972, is an administrative division of the Sawtooth National Forest. P.L. 92-

400 recognized Stanley, Lower Stanley, and Sawtooth City as designated communities within the Sawtooth NRA. This law conveyed to the Forest Service the authority to establish private land use regulations within designated communities. However, Section 7 of P.L. 92-400 stated that the law did not abridge the civil or criminal authority of any subdivision of the state of Idaho. Therefore, The City of Stanley continues to exercise its municipal rights to enact this Comprehensive Plan and its own laws and land use regulations under the laws of the State of Idaho.

On November 24, 1980 the Attorney General of Idaho affirmed that the City of Stanley remains independent of SNRA private Land Use Regulations.

PART I – THE PLAN

SECTION 1: PROPERTY RIGHTS

GOALS - General statements describing results to be achieved in the future.

1. The city should protect private property rights and consider the effect of regulations upon them, but will give priority to the general good of the community over the benefits to a single property owner.

ACTION ITEMS - Specific actions or procedures to be followed.

1. In accordance with I.C. § 67-8003(1), state agencies and local governments will use the six questions in the Idaho Attorney General's Regulatory Takings Checklist to evaluate the impact of proposed administrative or regulatory actions on private property. Should the Attorney General's checklist be abolished by the State, the City of Stanley will adopt its own private property checklist.
2. The City will utilize zoning to increase and protect the value of land within the community.

3. The City will consider neighborhood input and consensus in making decisions concerning that neighborhood.

PROPERTY RIGHTS: BACKGROUND INFORMATION

It is the policy of the City of Stanley to ensure that land use ordinances, policies, restrictions, conditions and fees consider the impact on and protect legally established private property rights,

In order to evaluate each proposed action related to private property rights, the City Council will ask the following questions of that action as dictated by the Attorney General of the state of Idaho:

1. Does the regulation or action result in the permanent or temporary physical occupation of the property?
2. Does the regulation or action require a property owner to dedicate a portion of the property, or to grant an easement?
3. Does the regulation deprive the owner of all economically viable uses of the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

SECTION 2: THE CITY OF STANLEY AND THE SAWTOOTH NATIONAL RECREATION AREA (SNRA)

GOALS - General statements describing results to be achieved in the future.

1. Maintain a good working relationship with the SNRA. Seek a working relationship with the SNRA where there are common

CITY OF STANLEY COMPREHENSIVE PLAN

interests, while avoiding action that could be interpreted as consent to SNRA control. Continue to assert independence from Forest Service regulations, especially when those regulations are more restrictive than Stanley Zoning Ordinances or building permit requirements.

2. Maintain rights, authorities, and legal benefits and protection as a municipal subdivision of the State of Idaho.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Continue to be proactive in dealing with the SNRA while maintaining a cooperative relationship for the mutual benefit of the SNRA and the City of Stanley.
2. Carefully review all Forest Service proposals, utilizing the City Attorney and Association of Idaho Cities.
3. Continue to maintain the City's civil and criminal authority as recognized by Section 7 of Public Law 92-400.
4. Continue to collaborate with the SNRA in implementing and revising the Vision 20-20 process to guide development of the Sawtooth Forest Plan.
5. Continue to collaborate with the SNRA to develop wildland fire management initiatives through the Sawtooth Valley Wildland Fire Collaborative.
6. Continue to collaborate with the SNRA in managing the Central Idaho Dark Sky Reserve.

THE CITY OF STANLEY AND THE SNRA: BACKGROUND INFORMATION

The Sawtooth National Recreation Area was established in 1972 with the passage of Public Law 92-400. Several provisions of this law affected the City of Stanley, and created controversy that existed for many years.

Sections 4, 6 and 7 of PL 92-400 are particularly relevant to the relationship between the SNRA and pertaining to the City of Stanley:

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Section 4 (a) and (b) states that: The Secretary shall make and publish regulations setting standards for the use, subdivision, and development of privately owned property within the boundaries of the recreation area. Such regulations shall be generally in furtherance of the purposes of this Act and shall have the object of assuring that the highest and best private use, subdivision, and development of such privately owned property is consistent with the purposes of this Act and with the overall general plan of the recreation area. After publication of such regulations, no privately owned lands shall be acquired by the Secretary by condemnation unless he determines, in his judgment, that such lands are being used, or are in imminent danger of being used, in a manner incompatible with the regulations established pursuant to this section or unless such lands are determined to be necessary for access or development.

Section 6 states that: The Secretary may cooperate with other Federal agencies, with State and local public agencies, and with private individuals and agencies in the development and operation of facilities and services in the area in furtherance of the purposes of this Act, including, but not limited to, the restoration and maintenance of the historic setting and background of the frontier ranch-type town of Stanley.

Section 7 states that: Nothing in this Act shall diminish, enlarge, or modify any right of the State of Idaho, or any political subdivision thereof, to exercise civil and criminal jurisdiction within the recreation area or of rights to tax persons, corporations, franchises, or property, including mineral or other interests, in or on lands or waters within the recreation area.

In compliance with Section 4 of PL 92-400, the Secretary published regulations and standards for the SNRA in the Code of Federal Regulations (CFR 292.14-292.16). These regulations defined several land use classifications and development standards for each classification. One such classification is "designated community". Stanley was listed as designated community because it was *privately owned property within the boundaries of the recreation area* as defined in Section 4. This implied that the City was

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subject to the development standards listed in CFR 292.16 (c) and (d), thereby creating a basis for conflict between the City of Stanley, as a political subdivision of the State of Idaho, and the implementation of the CFR regulations established under PL 92-400. The City of Stanley has always maintained that its authority to establish development standards through zoning ordinances was confirmed under Section 7 of PL 92-400, and that it is not subject to the designated community standards established by the Secretary of Agriculture. In 1980 the Idaho Attorney General wrote a letter to Mayor Nicholson concurring with the City's approach. Further background information on this controversy is available in city files.

SECTION 3: POPULATION

GOALS - General statements describing results to be achieved in the future.

1. Maximize state and federal revenue shares to the city that are based on census.
2. A stable year-round population should be encouraged. It is these citizens who provide volunteerism, the work force, and the tax base.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Work with the Census Bureau to ensure that the timing of the census counts the population at a time of year that reflects the seasonal increase in population during the busy tourist season.
2. Establish improved workforce housing to encourage seasonal and permanent residency.

POPULATION: *BACKGROUND INFORMATION*

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Projecting future population growth for the City of Stanley is a very difficult task. Stanley is a major tourist center surrounded by the SNRA. The City experiences large population increases in the summer months related to tourism and recreational job opportunities. Population decreases in the winter months due to hard winters, fewer job opportunities, limited housing availability and lack of secondary educational opportunities.

The City of Stanley's has a population declined from 100 to 63 between 2000 and 2010. The Census Bureau estimates that the population of Custer County has decreased by 2 percent between 2010 and 2019. This reflects a trend of declining population for many rural counties in Idaho and the United States.

Population Trends (United States Census Bureau)

2010	2018
63	69

The City benefits from State and Federal revenue sharing and an accurate population count is critical.

Stanley's residents comprise all age groups with more young people in the transient summer workforce. The majority of Stanley's residents are employed at city businesses that rely on tourism; other work areas are public service and construction.

Future population projections must consider the constraint of the city's 308-acre size, as the population will remain within these boundaries unless the City annexes land within its Area of Impact. The City can seek to accommodate and encourage quality growth within this area. A larger year-round population would provide a stable work force, increase volunteerism and grow the tax base.

Tourism has a major economic impact on the city. The city must seek ways to encourage more year-round tourism opportunities and events to improve year-round employment opportunities and consequently sustain year-round residents.

SECTION 4: SCHOOL FACILITIES AND TRANSPORTATION

GOALS - General statements describing results to be achieved in the future.

1. Work toward continual improvement of school facilities.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Continue to coordinate with the school district in all areas, particularly on the joint use of facilities and the siting of compatible school and city facilities.
2. Support community efforts to provide high school education in Stanley in order to retain more year-round residents.
3. Explore opportunities for distance learning to retain families with high school-aged children.
4. Support appropriate infrastructure, such as high-speed internet, to provide opportunities for home schooling.

SCHOOL FACILITIES AND TRANSPORTATION: *BACKGROUND INFORMATION*

STANLEY SCHOOL

The Stanley School has facilities for grades K-8, including two permanent and one modular classroom, a large gymnasium, a library of 2,500 books, storage areas, and a spacious playground augmented by use of the Sawtooth Valley Pioneer Park. There is no kitchen; no meals are served. The school

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can accommodate 50+ students, but enrollment varies widely from year to year. No matter how few pupils are in attendance, at least one teacher is assigned to the school along with special education support staff and a teacher's aide.

The school is part of Challis Joint School District Number 181 which serves Custer County and part of Lemhi County and includes four other schools: Patterson Elementary (K-6), Clayton Elementary (K-4), Challis Elementary (K-6), and Challis Jr./Sr. High School. The School District is governed by a five-person elected School Board: one member is from the Stanley-Clayton area, one is from the Pahsimeroi, and three are from Challis. There are no bonds outstanding on the Stanley School. In the past, a few local parents have provided home-schooling for their children, but there are no private schools in the area. The nearest colleges and universities are in Twin Falls and Boise.

SCHOOL TRANSPORTATION

The School District provides bus transportation for all students living more than 1 mile from the appropriate school. High school students from Stanley must either travel 60 miles one-way to Challis each day, or live in Challis. High school students are picked up early in the morning and driven part way toward Challis where they transfer to another bus. The Stanley bus then picks up elementary school students and takes them to the Stanley School. The State of Idaho pays 80% of the cost of operating school buses; the School District pays the rest. There are two major safety concerns for students being bused in the Stanley area. One is the condition of Highway 75 from Stanley to Challis. The other is the extremely cold weather that students must sometimes endure while waiting for the school bus. School is canceled when temperatures become too cold or roads become unsafe.

STANLEY HIGH SCHOOL FEASIBILITY STUDY SYNOPSIS

A Stanley High School professional feasibility study was presented in August 1997 to the School District Trustees and the Gem Community High

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School Planning Committee. While planners hoped to open Stanley's first high school in 2000, the City still has no high school in 2020. A private long distance high school learning center was in place from 2000 through 2004. Advances in distance learning capability could make this a viable option again.

Lack of a high school has been cited as one of the major limitations to growth for Stanley. Currently students in grades 9-12 are bused 120 miles round-trip to Challis High School. Many families with high school age children opt to either move away temporarily during the school year or send their children to board out of town. Neither of these alternatives appeals to most families. Some families leave the area permanently.

The feasibility study ultimately considered Stanley's need for a high school valid and implementation possible. Steps were outlined for actions to be taken by a committee. The study projected an average enrollment of ten students in grades 9-12. The school would be a Remote Station High School utilizing a mix of new technologies. A portable classroom would be located adjacent to the Stanley School. Funding for the project would come from a mix of City, State, Federal and County sources including grants and private money.

A survey of local families conducted by the Gem Community Committee found widespread support for the idea of secondary education in Stanley. The only major dissenting opinions pointed out that high school students staying in Stanley for their education would miss the opportunities of sports competition, social interaction in clubs and dances and other extra-curricular activities offered in larger high schools. It is probable the pioneering high school students of Stanley would have to forgo many extra-curricular activities but as Stanley's population grows, more school activities would develop. Having the alternative of a secondary education in Stanley would no doubt be a catalyst to community growth.

SECTION 5: ECONOMIC DEVELOPMENT

CITY OF STANLEY COMPREHENSIVE PLAN

GOALS - General statements describing results to be achieved in the future.

1. Strengthen and support the tourism industry in Stanley with more year-round opportunities and events while maintaining the quality of life.
2. Encourage development of new businesses and expansion of existing ones.
3. Encourage economic activities that can support a stable year-round population.
4. Encourage the local economy to diversify.
5. Maintain the rustic and western character of the business district to protect its appeal as a tourist destination.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Maintain City option tax.
2. Maintain appropriate zoning standards for the commercial districts to encourage and manage economic growth while preserving the rustic and historic theme that attracts visitors to Stanley.
4. Encourage the Stanley-Sawtooth Chamber of Commerce to remain proactive in developing and promoting economic activities including more year-round events to attract tourists (e.g., music festivals, ranching skills exhibitions, rodeo events, etc).
5. Promote the Stanley to Redfish Lake Trail to increase Stanley's economic benefit from recreation at Redfish Lake.
6. Develop affordable, workforce housing on the four acres of land transferred from the Sawtooth National Recreation Area to the City under the Sawtooth National Recreation Area and Jerry Peak Wilderness Additions Act in 2015.
7. Restrict formula businesses through zoning regulations in commercial districts.
8. Encourage the State of Idaho to keep Highway 21 open during the winter season.
9. Encourage new businesses that operate remotely via the internet.

10. Encourage expansion of outfitter and guide services based in Stanley.

ECONOMIC DEVELOPMENT: *BACKGROUND INFORMATION*

The City of Stanley is surrounded by a National Recreation Area. The magnificent Sawtooth and White Clouds mountain ranges and the Salmon River are the main attractions. Stanley's unique location supports a recreation and tourism based economy. The demand for recreation opportunities has greatly increased in recent years due to the rapid expansion of Idaho's population.

Stanley could diversify its business activity through its desirability as a remote work location. High-speed internet and fiber optic capability are available to support such diversification. However, existing and potential businesses require housing and schools for families. These infrastructure items need improvement as addressed in the related sections of this plan.

In evaluating the economic history of Stanley, the Comprehensive Plan of 1976 stated that the major contributors to the City of Stanley's economic base were recreation and tourism, livestock, timber and area mining activities. In 2020 Stanley's economy is primarily based on tourism and recreation. In 2019 the Sawtooth National Recreation Area reported that, at the 90% confidence level, there were between 359,000 and 481,000 site visits. A site visit is the entry of one person onto a National Forest site or area to participate in recreation activities for an unspecified period of time. 869,700 visitor days. Idaho Transportation Department automated traffic recorders reported in 2017 that 328,500 vehicles at Galena Summit and 189,800 vehicles at Banner Summit.

The main business corridors front highways 75 and 21 as well as the historic old town main street, Ace of Diamonds. The City's total area is limited to 308 acres, which can be viewed as an economic constraint, limiting growth

and business expansion. Presently there are vacant and undeveloped areas still in the commercial zone. New businesses are not abundant due to scarcity of commercial land for sale, high land prices in Stanley and the seasonal economy.

The majority of Stanley's residents are employed in businesses in the City that rely on tourism such as lodgings (motels, hotel, cabins, R.V./trailer parks), restaurants, bars, grocery outlets, gas station, shops, offices, river rafting companies, shuttle service, and air taxis. Other areas of employment are public services and construction. Many of the businesses are seasonal, open in the summer and closed during the winter. The economy decreases in the winter months due to the reduction in recreation opportunities, weather, few job opportunities, lack of housing, lack of a local high school, and road closures on Highway 21.

Many business owners have adjacent living quarters or a residence located on the same property. The largest businesses provide some affordable housing for employees. However, the general lack of adequate available or affordable housing is a hardship for seasonal and permanent employees. A more year-round population and better housing availability would provide a more stable work force and economy.

The unincorporated town of Lower Stanley, located about a mile east of Stanley, is an important contributor to the area's economy, providing visitor services (gas, food, lodging, and river rafting companies), and sharing in maintaining public services like the volunteer Fire Department and EMS services.

Other influences on Stanley's economy include the areas of Lower Stanley, Sunbeam Village, Torrey's Burnt Creek Inn, Obsidian, Smiley Creek (Sawtooth City), and Redfish Lake Lodge.

The surrounding areas that impact the Stanley economy are sixty miles away. To the northeast lies the city of Challis, the County seat, whose economy is largely ranching and mining. The mining situation has been a

bust or boom to the local economy. Sixty miles to the south are the communities of Ketchum and Sun Valley. They heavily promote winter and summer recreation, attracting many visitors from Idaho and throughout the United States. Many of these visitors explore nearby wilderness areas and the Sawtooth National Recreation Area, which creates more tourism and recreation in the Stanley area. Businesses from Challis, Ketchum/Sun Valley, McCall and Boise operate in Stanley during the summer months, including river rafting companies, outfitters and guides. Sixty miles to the west of Stanley is the Lowman area, a small community with some tourist services.

Highway 21 to Lowman and Boise is sometimes closed in the winter due to avalanches. Winter closures of Highway 21 heavily impact Stanley's winter economy. According to the Idaho Department of Transportation, the safety of motorists and highway crews dictate these closures. Stanley can do little to change these circumstances other than lobby for improvements to the highway to make it a safe year-round road. It remains critical to the winter economy of Stanley that Highway 21 remains open.

Stanley's current zoning allows commercial property to be developed exclusively for residential uses. Potentially, this may reduce the availability of commercial properties and affect business opportunities and the economic base of Stanley. The demand for summer homes has increased the price of real estate, and further reduced opportunities for affordable workforce housing, and the potential for increases in permanent residents who might contribute to economic development and community service.

ECONOMIC RESOURCES

In 1989, the City of Stanley and the Stanley-Sawtooth Chamber of Commerce professionally prepared the "Tourism Development Plan."

The plan outlined a strategy of enhancing the special characteristics of the Stanley community. It developed an inventory of assets and liabilities, and

gave specific recommendations for improvement projects to strengthen and enhance tourism in the area.

The Stanley Gem Community Plan was completed in 1995. This plan presents short- and long-range strategies for business retention and expansion, economic diversification, and improvements to education and infrastructure. It covers the entire community and nearby areas. Gem Community status strengthens the community's qualification for grants for planning and projects that are administered through the City of Stanley.

As a resort city with a population of under 10,000, the City of Stanley is eligible under Idaho Code 50-1044, to implement a non-property option tax. Stanley currently imposes a tax of 2.5 percent on all sales subject to state sales tax, except for guided package sales. This tax is essential because it shifts more of the financial burden for City services onto the tourists who benefit from those services. This relieves some the financial burden on local residents, since many of the demands for services are derived from increased for visitors. As specified by City Code 3.04, the Stanley option tax is collected for these purposes:

1. Improvement, additions and maintenance of the Community Building.
2. Emergency services and law enforcement.
3. Capital improvements and maintenance of roads, water systems and
4. Direct costs to collect and enforce the tax.
5. Promotion of the city, including community-based organizations, except those receiving money from taxing districts
6. Planning, creation and maintenance of recreational facilities.
7. Support for special events and other such activities that enhance business and provide tax revenues for the city.
8. Matching funds for grants used to further the goals of the Stanley Comprehensive Plan

The Option Tax is essential in maintaining the public services that add to the quality of life in Stanley, for both residents and visitors. About half of Stanley's annual, non-grant revenues are derived from the local option tax.

The Stanley-Sawtooth Chamber of Commerce is the principal civic organization responsible for building the economy of Stanley and the surrounding area. The U.S. Forest Service helps with this task by promoting the Sawtooth National Recreation Area. The Chamber depends on receiving a portion of the option tax money collected by the City each year and matching grants.

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REPLACEMENT

CITY OF STANLEY COMPREHENSIVE PLAN

CHALLENGES

Stanley depends upon tourism for its future and faces the following challenges to economic development:

1. Lack of employee housing.
2. Periodic road closures on Highways 21 and 75 due to avalanches and rockfall.
4. Lack of secondary education opportunities.
5. A State tax structure that does not share sales tax revenues on the basis of where they are collected.
8. Economic impacts due to threats from wildfires, including dense smoke that reduces tourism.

These challenges can be met with diversification and effective planning that recognizes both tourists' demands and local values in the quest for a viable economy.

SECTION 6: LAND USE

GOALS - General statements describing results to be achieved in the future.

1. Provide effective development of the limited private and public land area of the City (300 acres) through planning and zoning.
2. Develop maintenance standards to protect the aesthetics of each land use zone.
3. Maintain the rustic, western and unique character of Stanley.
4. Encourage orderly development in the Area of Impact through agreement and appropriate zoning.
5. Develop a parking plan for the Stanley to Redfish Lake Trail and the downtown corridor.
6. Encourage development of geothermal resources for the benefit of the community.
7. Preserve and enhance the dark night sky.

8. Rezone Valley Creek Preserve as open space with appropriate restrictions.
9. Transfer ownership of the Valley Creek Preserve from the Wood River Land Trust to the City of Stanley.
10. Develop a parking plan for the downtown corridor.
11. Preserve and protect floodplains, riparian areas, characteristic scenic vistas, and other areas of special concern.
12. Continue to encourage appropriate commercial uses in the appropriate areas of the city.
13. Encourage orderly commercial development to meet recreation and tourism and local demands.
14. Preserve Pioneer Park predominantly as open space with appropriate buildings and facilities to meet community needs.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Develop and implement a parking plan for the downtown corridor, including regulations for the manner of parking (parallel, perpendicular, angle), the location of special parking zones (e.g. loading/unloading), time limits, and parking permits (if necessary).
2. Require commercial or mixed uses on parcels zoned Commercial or Commercial.
3. Establish and enforce ordinances and policies that maintain municipal civil and criminal jurisdiction independent from Sawtooth National Recreation Area regulations.
4. Adopt outdoor lighting guidelines or ordinance that conform to standards adopted by the Central Idaho Dark Sky Reserve.
5. Retrofit all outdoor city lights to comply with International Dark Sky Association standards.
6. Collaborate with partners in managing the Central Idaho Dark Sky Reserve.
7. Establish dark sky outdoor lighting standards for building permits.

8. Continue to encourage private property owners to convert outdoor lighting to dark sky standards, and consider a dark sky ordinance if necessary.
9. Rezone Valley Creek Preserve as open space with appropriate restrictions.
10. Transfer ownership of Valley Creek Preserve from the Wood River Land Trust to the City of Stanley, per management plan agreement.
12. Annex the 4 acres acquired through the Sawtooth National Recreation Area and Jerry Peak Wilderness Additions Act.
13. Implement the Pioneer Park Master Plan and develop a connector trail from the north terminus of the Stanley to Redfish Lake Trail into downtown Stanley.
14. Sell or exchange the 2.2-acre parcel about 2 miles west of town along Highway 21. Utilizing the authority provided to the Sawtooth National Forest under Section 3 (f) of PL 92-400 (the Sawtooth National Recreation Act) the City may wish to seek exchange of this parcel for SNRA lands adjacent to the city boundary.



LAND USE: *BACKGROUND INFORMATION*

Managing growth and channeling orderly development are key elements of land use planning. Beneficial use of residential and commercial land areas and preservation of the environment must accompany the maintenance of the unique, scenic, historic and rustic western character of the town. Areas within the City and the Area of Impact are to be given land use designations. The designations shall be depicted on the map showing "General Land Use", General Land Use Map, Figure 6.1, and Zoning Map, Figure 6.2, which are to be considered an integral part of the Comprehensive Plan.

The City of Stanley is located in south-central Idaho at the intersections of State Highway 21 and Highway 75. Land surrounding the City in all directions is managed by the Sawtooth National Recreation Area, a unit of the U.S. Forest Service. The U.S. Forest Service has purchased conservation easements to limit development on some of the surrounding ranch lands. U.S. Forest Service lands primarily border the City on the north. The City consists of approximately 308 acres, including residential and commercial uses, approximately 60 acres for school, clinic, airport and community needs, and just under 100 acres undeveloped.

Stanley and the surrounding area enjoy one of the best night sky environments in the nation. The surrounding wilderness areas assure darkness in those areas. The city is a partner with the cities of Ketchum, and Sun Valley, the Sawtooth National Forest, and Blaine County in managing the Central Idaho Dark Sky Reserve. The goal of the Reserve is to preserve and enhance the dark night sky resource for the benefit and enjoyment of our residents and visitors alike. To that end, the partners are committed to eliminating unnecessary outdoor lighting fixtures, shielding the remaining ones so that light is projected downward where it is needed rather than upward where it obscures the starry night sky, and reducing sky glow by converting to low-frequency amber-yellow lights and away from high-frequency bluish-white lights.

Commercial land use in Stanley mainly serves the tourism trade. Commercial areas are located along the highways and in the original townsite on Main St. (Ace of Diamonds) and Wall Street. Residential land use is allowed throughout the City. Currently there are no designated industrial zones located in the city. Public and semi-public uses are spread throughout the community and consist of the Community Building, city park, school complex, a medical clinic, and churches.

Significant historically related sites are located throughout the Stanley community, the preservation of which is important. These are addressed in the Special Sites and Recreation components of this plan.

Due to being surrounded by federally owned land, Stanley is a planning anomaly. Land use is therefore one of the most critical questions for the City of Stanley. The high percentage of federal and state lands accentuates the importance of the use and value of municipal and privately owned lands.

RESIDENTIAL LAND USE

Residential land use districts in Stanley are often found immediately adjacent to commercial districts. The purpose of these districts is to promote the orderly development of residential areas to meet population demands. Residential development also is permitted within the Commercial Districts. Future residential development in Stanley is complicated by the limited supply of land, high land values and seasonal job opportunities.

Areas designated as residential are suitable for single-family residential living. Currently this includes modular-manufactured homes due to state and federal mandates. These, like all homes, must meet the strict building and design requirements required of all developments in Stanley. The separate high-density mobile home park should remain since mobile homes are not allowed in other residential and commercial zones and the mobile home park provides a source of affordable housing.

Because of the City's tourism focus and its isolation in the winter months, many of the homes are only lived in seasonally. Most homes are occupied during the summer and fall months, either as housing for owners or employees of businesses, or as second homes for vacationers.

No lot shall be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner to improve the street. Multi-family housing areas shall provide adequate parking to accommodate the needs of the premises.

Since Stanley does not regulate the size of living space for residences, tiny homes are permitted within Residential and Commercial Districts, and tiny home parks are permitted within Commercial Districts.

Currently the residential uses are separated by lot size for Residential A and B Districts and for high-density use by mobile home parks, single-family, and multi-family dwellings for Residential C District.

All new residential uses shall connect onto the sewer wastewater system.

Commercial use in a residential zone is not permitted, except for vacation rentals.

COMMERCIAL LAND USE

The Stanley downtown business core was historically developed with appropriate commercial uses. Heavy traffic commercial uses have been located along the highway. The primary uses serve travelers/tourists through the area and also serve immediate needs of the residents. It is the desire of the citizens of Stanley to continue the heavy traffic uses along the highway corridor while maintaining the downtown business core. To maintain the viability of the community, the City must actively promote a strong business core to assure adequate services for travelers/tourists and residents. It is important to encourage the opportunity for existing and new businesses and

associated employment for the community. Consequently, it is important for the city to maintain a pro-business attitude.

Commercial shall be defined as retail establishments, or those that provide a service for a fee. Single-family homes and apartments will be allowed in commercial districts. Ideally single family homes and apartments would be providing housing for business owners or employees, or located above commercial space, but not to the exclusion of commercial use.

Such permitted commercial uses allowed may be those which are highway related, are typical businesses such as but not limited to gas stations, convenience stores, grocery stores, motels, restaurants, lounges and other related businesses. The land use might also allow neighborhood related uses such as laundries, offices, shops and other related businesses.

No commercial lot shall be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner to improve the street. Parking should be adequate to meet the needs of the commercial use.

All new commercial uses shall connect onto the sewer wastewater system.

Landscaping as deemed appropriate to provide necessary screening and aesthetic functions will be encouraged to enhance the rural appearance of Stanley. The aesthetics of the land use shall be maintained.

LIMITED COMMERCIAL LAND USE

The limited commercial use district is a conditional use area that might also allows some home occupations, small food and bar services, small shops, river outfitting business, offices, bed and breakfasts, day care centers, multiplex units and other related businesses. Public and semi-public facilities compatible to surrounding uses might also be allowed. Single-family residences are permitted in this district.

No limited commercial lot shall be developed without proper access to a public street. Off-street and on-street parking shall be adequate to meet the needs of the limited commercial use.

All new limited commercial uses shall connect onto the sewer wastewater system.

Landscaping as deemed appropriate to provide necessary screening and aesthetic functions will be encouraged to enhance the rural appearance of Stanley. The aesthetics of the land use shall be maintained.

MUNICIPAL LAND USE

This land is designated for municipal, public and semi-public uses. Appropriate uses are city facilities including municipal or government housing, library, schools, churches, parks and playgrounds, as well as possible siting of utility facilities that serve the area. The latter is not meant to include facilities with high communication towers, unless the towers are aesthetically screened as reviewed by the City.

No municipal land area shall be developed without proper access to a public street. Off street and on street parking shall be adequate to meet the needs of the municipal land use.

All new municipal land uses shall connect onto the sewer wastewater system.

Landscaping as deemed appropriate to provide necessary screening and aesthetic functions will be encouraged to enhance the rural appearance of Stanley. The aesthetics of the land use shall be maintained.

OTHER LAND USES

The City also has a Utility Facility District, Airport District, Open Land District and an Agricultural/Scenic Easement District.

Except for areas of special consideration, such as floodplains and riparian areas, the preservation of open space within the city is not a priority, since the 308-acre city is surrounded by open space, including government land and ranches with scenic easement restrictions. Within the City, the Park has been maintained as predominantly open space. In the future, building and facilities may be added to meet the needs of the community. Minimal development such as walking paths, interpretive signage, benches, and small structures may be permitted within the Open Land District.

The City may establish special land use categories to address unique characteristics of the land or environment. This might include identifying public lands, airports, floodplain areas and other concern areas such as historical sites, recreational sites, wildlife areas, geographic features and natural resource areas further discussed in the Natural Resource, Recreation, Hazardous Areas and Significant Sites elements of the plan.

EXISTING USES

Nonconforming uses that existed prior to the creation of a zoning district shall be allowed to continue to exist but will not be able to be expanded nor replaced if more than 50% of the building has been destroyed or where the use was discontinued.

AREA OF IMPACT

The Area of Impact has been established to provide sufficient protection to the City of Stanley in reviewing and approving growth and development outside of city limits that might affect the community. These lands may reasonably be annexed in the future by the City. That Area of Impact is shown on the included maps, Figures 6.1, and 6.2.

With the adoption of the Area of Impact the City's Comprehensive Plan and Ordinances apply.

Within the Area of Impact some federal land and federally regulated lands are included which protects open space and agriculture on the perimeter of the city limits. The Area of Impact includes all current city zones as well as the Utility Facility Zone, Airport Zone and Agriculture/Scenic Easement Zone.

The Area of Impact was accomplished through a judicial court ruling on January 30, 1997 after the City and the County were unable to reach agreement concerning the Area of Impact.

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Figure 6.1 - General Land Use Map

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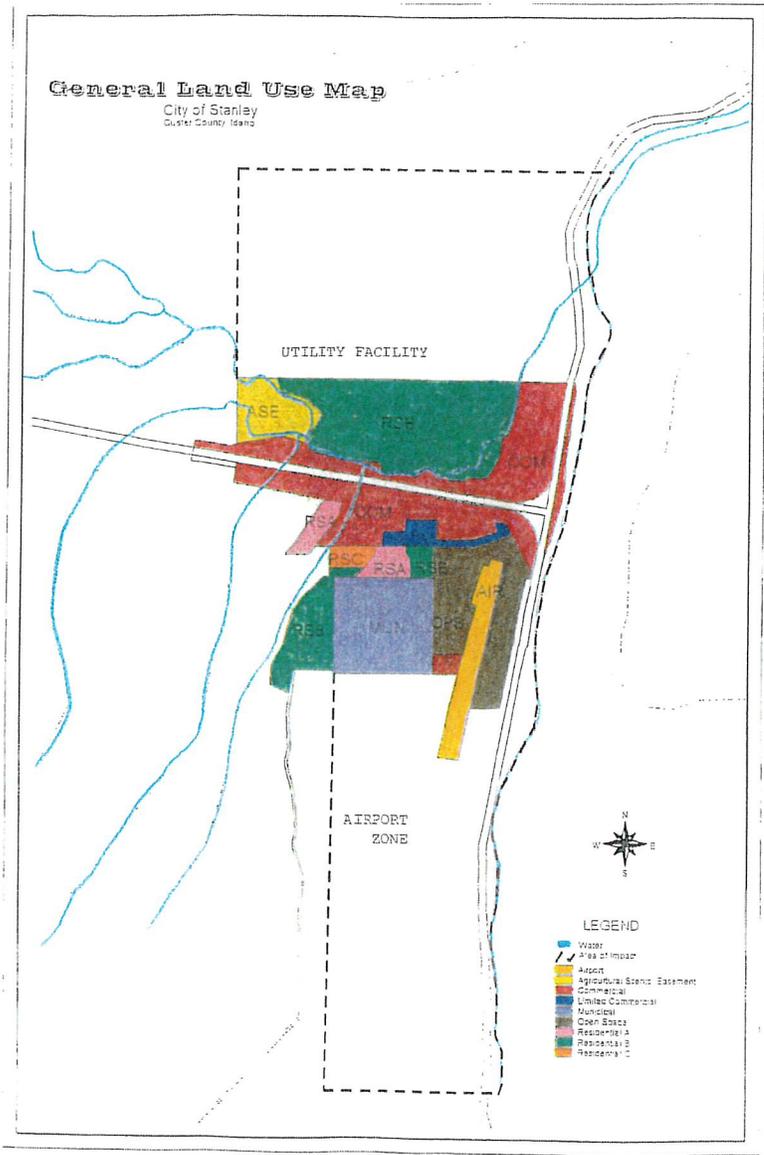
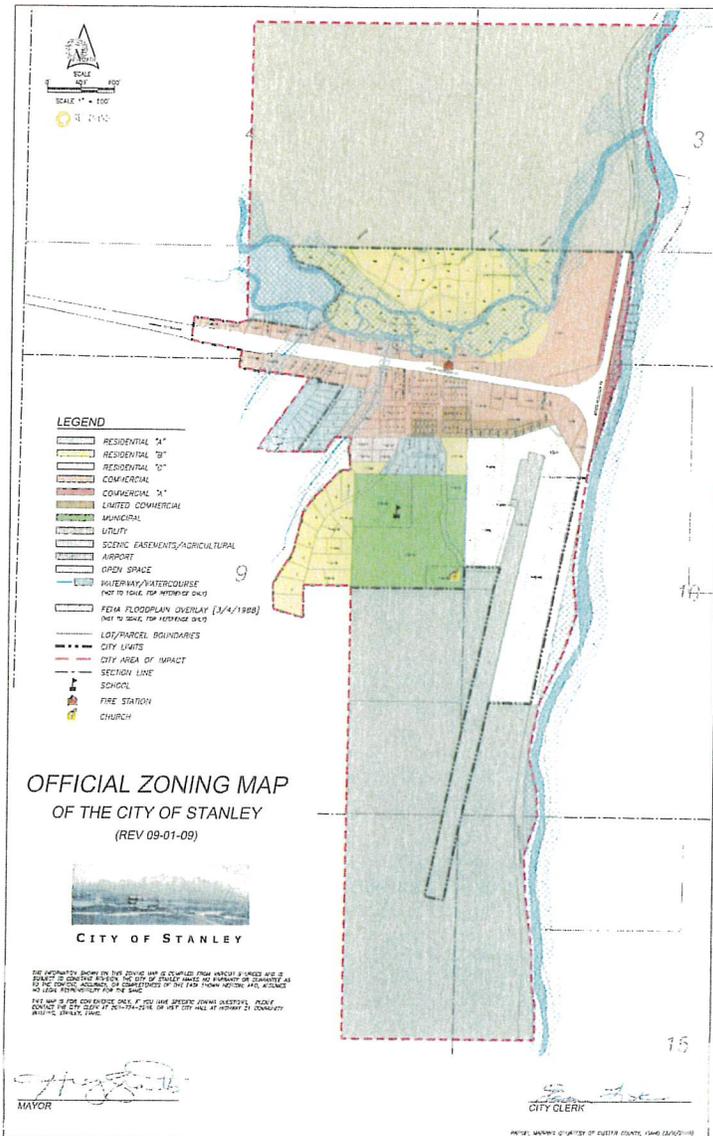


Figure 6.2 - Zoning Map

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CITY OF STANLEY COMPREHENSIVE PLAN

SECTION 7: NATURAL RESOURCES

GOALS - General statements describing results to be achieved in the future.

1. Balance growth with the preservation of natural resources.
2. Encourage the planting and care of trees and landscaping.
3. Preserve the source, quantity and quality of groundwater.
4. Inform residents and the public about actions to protect the resident elk herd in the Stanley area.
5. Address impacts on ground water sources, quantity and quality resulting from land use and development.
6. Address impacts on water quality, vegetation, fish and wildlife habitats, natural vistas, skyline, ridgetops, slopes, soils, and riparian and wetland areas.
7. Protect wetlands as critical habitat for wildlife and plants, to preserve water quality, and to provide recreational opportunities for residents and visitors.
8. Allow development of geothermal resources while protecting water quality and aquatic habitat.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Cooperate with Department of Water Resources and Department of Environmental Quality to monitor water quality and to sources of pollution.
2. Manage the Valley Creek Preserve to preserve wildlife and aquatic habitats, especially for anadromous salmon and steelhead.
3. Provide recreation and educational opportunities in the Valley Creek Preserve, while protecting wetlands, riparian areas, and the stream from damaging impacts.

NATURAL RESOURCES: BACKGROUND INFORMATION

The City is impacted by the local climate, geology, soils, slope, natural streams, vegetation, and wildlife. Each of these affects the city's capacity for growth - either as a potential for growth or as a constraint against it. Wildlife such as elk, bald eagles, deer, foxes, badgers, beavers and a variety of birds are an amenity enjoyed by Stanley residents. Wildflowers, especially those associated with wetlands, enhance the setting and beauty of the city. These characteristics play a predominant role in determining where development will or will not occur, and in preserving the quality of life for residents. Some of the major factors to consider should be:

1. Seasonal and episodic flooding or saturation and restrictions provided in the National Flood Disaster Protection Act of 1973 (P.O. 93-234).
2. Soil erosion during and after construction, and
3. Negative impacts of construction and use on vegetation and fish and wildlife habitats.
4. Disruption of natural drainage.
5. Water pollution.

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CLIMATE

The Stanley area is characterized by extremely short summers and long, cold winters. There are few days in the year when the temperature does not fall to 32 degrees Fahrenheit or lower. Snow remains on the ground from November to April. This provides for short summer and fall recreation periods and long winter recreation seasons.

The Stanley area sits in a semi-arid intermountain region at elevations between 6,000 and 7,000 feet. Annual precipitation of 25 inches falls mostly as snow between November and March, averaging three feet in the city, to approximately 12 feet on the Banner Summit. Summers are mild, averaging 75 to 80 degrees during the day and cool nights. Winter temperatures

average 15 to 30 degrees during the day, with drops well below zero not unusual.

GEOLOGY, SOILS AND SLOPE

Little detailed geological information is available for the Stanley area. Soils analyses have been done by both the Forest Service and Soil Conservation Service that are general in scope. Detailed soil analyses have been completed for federally designated wetlands. It is important to keep in mind that fact when considering geology, soils and slope as they relate to development. Because of their generality in nature, the analyses should be used as indicators of possible problems. Those who propose development on hillsides within the City should be required to have soils analysis performed and to demonstrate how they plan to handle slope and erosion problems if they exist.

Three general land types exist in and around the Stanley area. These types are:

1. Wet Alluvial - This land area is subject to minor flooding and/or high water tables (water can be found a few inches below the surface) because it lies along the course of Valley Creek, Meadow Creek and the Salmon River. The soils are loamy, do not erode easily, are subject to some surface runoff, and are relatively flat.
2. Dry Alluvial - These lands sit higher than the wet alluvial lands. Soils are loamy and deep and do not erode readily. Much of the existing city area is covered by dry alluvial soils which present good potential for development.
3. Moderately dissected rock structured granitic mountain - Characterizing this land type are extremely steep slopes, a thin layer of soil over granitic bedrock, and surface erosion hazards.

A general soils survey has been done for the Stanley area by the U.S. Soil Conservation Service. It is specific enough to be used as a guide to alert the city that problems may exist. However, because it is still general, each development site should be examined to determine whether or not problems exist on that site.

Three soils series characterize most of the area around the city. The series are:

1. Newfork Series - Poorly to somewhat poorly drained soils on floodplains and low terraces. Slopes are from zero to 4%. Surface soils is a dark grayish brown loam to about 8 inches; subsoil is a brown fine sandy loam about 7 inches thick; the substratum is a pale brown and very gravelly sand occurring to about 60 inches.
 - a. Sanitary Facilities - Newfork soils series have a severe limitation for septic tanks and absorption fields, sewage lagoon areas, and sanitary landfills.
 - b. Community Development - Severe limitations are also associated with Newfork soils on shallow excavations, dwellings with or without basements, small commercial buildings, and local streets and roads. This soil is highly corrosive to steel pipe; it has low corrosivity to concrete pipe.
 - c. Location in Stanley - Newfork soils series are found primarily around the course of Valley Creek and its floodplain through the city limits.
2. Driggs Gravelly Loam - This series is associated with well-drained soils of alluvial fans and terraces. The surface layer is typically a brown silt loam to 8 inches in depth; subsoils are usually a brown silt loam to 25 inches; and the substratum is a brown and very gravelly coarse sandy loam and coarse sand to 35 inches. Slopes range from zero to 20%.

a. Sanitary Facilities - The Driggs series limitations on sanitary facilities are associated with slope factors; the more of the slope, the more severe the limitation. It has few limitations on septic tanks and absorption fields from zero to 8% slope; moderate limitations from 8 to 15%; and severe limitations above 15% slope. Sewage lagoons have severe limitations because of seepage.

b. Community Development - Limitations on development are also related to slope factors. Shallow excavations can pose problems because of caving problems. Dwellings with or without basements may have problems because of frost action in the soil (expansion and contraction of water held in the soil) and caving (especially from slopes from 8 to 20%). The same holds true for small commercial buildings and local streets and roads. Corrosivity to steel pipe ranged from low to moderate limitations; corrosivity to concrete pipe is low.

c. Location in Stanley - - The majority of the city sits on Driggs gravelly loam soils, ranging from the edge of the Valley Creek floodplain, south past the end of the present airport runway. The steep area that runs along the east side of the runway is also a Driggs loam series and ranges from 30 to 60% slope.

In recent years the USGS has discovered a major earthquake fault along the eastern base of the Sawtooth Range, increasing potential for earthquake activity that could affect Stanley.

NATURAL STREAMS (Hydrology)

The Stanley area is abundant with both year-round and seasonal water courses. On the eastern edge of the city, the Salmon River presents a visual and recreational resource. In the northern portion of the city, Valley Creek flows east to join the Salmon River. A series of smaller creeks flow into

Valley Creek, such as Meadow Creek; smaller seasonal drainages flow northward.

Both wildlife and vegetation depend upon the availability and nature of wetlands and water courses for their extent and variety. Both the Salmon River and Valley Creek are important as habitats for trout and spawning areas for Chinook salmon. The Salmon River and Valley Creek and smaller streams and their associated wetlands are the essential fabric of the Stanley region's drainage system. Wetlands are essential for protecting water quality by filtering sediments and pollutants, regulating hydrologic functions and flood conditions, and providing critical wildlife and plant habitats.



VEGETATION

Vegetation is an important consideration in planning for two reasons. It is frequently of high environmental value, which may present either a constraint or opportunity, and it is usually associated with other factors such as water, slope, soils and wildlife. A combination of the two may pose a constraint on development. The major portion of Stanley is covered with grasses, forbs, and sagebrush. As this vegetation is rather hardy, it will revegetate if protected. Because of little forested land in the city, the few trees that exist on the northern face of the hill below the airfield should be protected.

Riparian vegetation (that which exists next to creeks, streams and rivers) plays a major role in Stanley because of the area's variety of water courses. The willow, sedge and grass meadow communities of Valley Creek, Meadow Creek, the Salmon River and smaller drainages are important visual, wildlife and hydrologic resources which should not be tampered with without careful forethought and planning.

WILDLIFE

The Stanley area has an abundance of wildlife and native fisheries. Many people consider the diversity and abundance of wildlife an important part of what makes Stanley a special place. Numerous song birds, raptors and waterfowl inhabit the immediate vicinity of Stanley. Bald and golden eagles, osprey, harriers, and sandhill cranes captivate the observant visitor to Stanley. Coyotes, red fox and beaver are common. Mule deer raise their young in the willow thickets of Valley Creek and visit the yards of residents. Rocky mountain elk forage along Valley Creek and the nearby hot springs and are major winter attractions for sightseers and snowmobilers. Pronghorn are abundant in the summer months. Rocky mountain gray wolves were reintroduced to the area in 1995. Valley Creek flows through town and provides critical spawning and rearing habitat for chinook salmon and steelhead. Cutthroat trout, bull trout and rainbow trout provide the avid angler with a rewarding experience literally within the city limits. Wildlife viewing opportunities abound in the Stanley area.

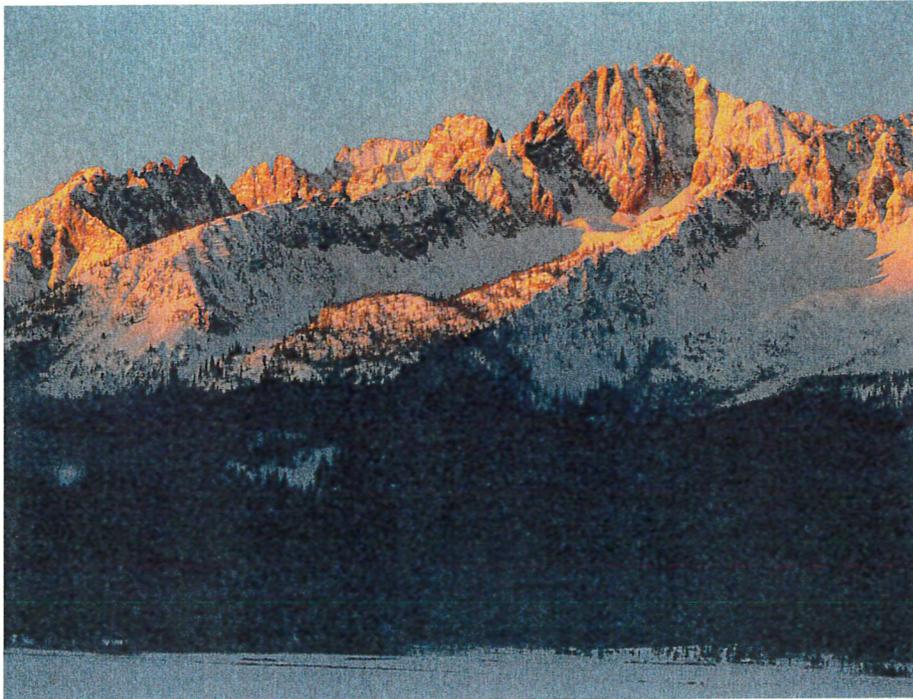
SALMON RIVER

The Salmon River flowing through the City of Stanley is a natural treasure. Further information is found in Section 11.



SAWTOOTH MOUNTAINS

The Sawtooth Mountains are a signature landmark for the City of Stanley. Further information regarding the Sawtooth Mountains is found in Section 11.



SECTION 8: HAZARDOUS AREAS

GOALS - General statements describing results to be achieved in the future.

1. Continue to maintain a safe environment for residents and visitors alike.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Continue to support the fire district in handling hazardous materials response.
2. Continue to participate in the county-wide Emergency Preparedness Plan.
3. Inform residents of the existence of radon.

4. Identify manmade hazardous sites.
5. Discourage development within the flood plain.
6. Enforce flood hazard mitigation building requirements in the Stanley zoning code.
7. Where flood plain development is permitted, inform citizens that flood insurance is available through the National Flood Insurance Program.
8. Maintain accurate floodplain mapping information.

HAZARDOUS AREAS: BACKGROUND INFORMATION

There are no known hazardous areas within the city limits of Stanley or its area of impact, except for the flood plains and floodways along the Salmon River, Valley Creek, and associated drainages. One hundred year floodplains have been mapped by the U.S. Army Corps of Engineers in these areas. Any development within these areas is subject to flood damage, and obstructions within floodways may cause damage to other properties by changing the direction and velocity of flood waters and by causing erosion. Hazardous areas discovered in the future should be added to the Comprehensive Plan. There may be potential hazards on a specific site such as:

1. Old private septic tanks
2. Old Evaporation lagoons previously used by the sewer system
3. Structures built near the flood plain
4. Service stations with tank storage problems
5. Trucks passing through Stanley carrying hazardous materials
6. Range and forest fires
7. Radon gas existence

SECTION 9. PUBLIC SERVICES, FACILITIES AND UTILITIES

PUBLIC SERVICES

GOALS - General statements describing results to be achieved in the future.

1. Maintain a level of services adequate to serve the citizen, tourist and business needs in Stanley.
2. Seek relief for disaster incidents from Custer County Disaster Services.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Continue to involve the community outside of the Stanley city limits in the planning and development of services and infrastructure to serve the needs of the area
2. Support the Clinic and Rural Fire Districts, recognizing that health and fire protection services are necessary for all.
3. Continue to use option tax money to fund public services (see Economic Development category).
4. Support the continuation of in-kind support and volunteerism in providing facilities and services to the residents, acknowledging that volunteerism has declined.
5. Research need for increased water rights for city park irrigation and facilities and workforce housing.

PUBLIC SERVICES: BACKGROUND INFORMATION

HEALTH SERVICES - SALMON RIVER EMERGENCY CLINIC

The Salmon River Clinic provides family rural health care for the City of Stanley and surrounding area. A resident healthcare provider (either a Physician Assistant or a Nurse Practitioner) is provided via an association with St. Luke's Hospital. The Clinic is open for family health care and minor emergencies 6 days a week in summer and 3 days a week in winter.

Year-round, 24-hour Volunteer Emergency Medical Technicians (EMTs) are available via 911 Emergency Dispatch. The Salmon River Clinic Ambulance and the EMTs provide Ambulance Service to St. Luke's Wood River Hospital located 60 miles away. Paramedic intercept transport to St. Luke's Wood River Medical Center, or St. Alphonse's hospitals in Boise is utilized extensively

The Salmon River Clinic is partially funded as a County Tax based entity. The Clinic and Ambulance also relies on grants and private donations. The Salmon River Clinic and Ambulance is not a free service. The EMT staff is wholly made up of volunteers, who dedicate countless hours responding to medical emergencies year-round at any time of day or night in the Sawtooth Valley. Declining volunteerism severely impacts all emergency services.

FIRE PROTECTION - SAWTOOTH VALLEY RURAL FIRE DEPARTMENT

Fire Protection and Emergency Services for the City of Stanley and surrounding area are provided by the Stanley Fire Department, which is administered by both the Sawtooth Valley Rural Fire District and the Officers of the Stanley Fire Department. Funding for the District is derived from property taxes collected and disbursed by Custer County. A second budget is maintained by the Fire Department Volunteers for equipment and training not included in the District Budget; this budget is funded by private donations, grants, fundraising events, and the sale of fire safety products.

The Sawtooth Valley Rural Fire District, led by its three-member elected Board of Commissioners, is responsible for the management of all District tax dollars collected for Fire Protection, while the Officers of the Department are responsible for management of the Volunteers budget and all tactical and operational matters.

The Fire Department maintains cooperative agreements with the Salmon River Emergency Clinic Hospital District and the U. S. Forest Service. In

addition to fire protection the Fire Department provides vehicle extrication and hazardous materials response, and has adopted a manual of operating procedures intended to deal with most emergencies. In 1996 a Fire Marshal Office was created to provide Public Information and Education, Arson Investigation and, in the future, Inspection.

LAW ENFORCEMENT - STANLEY POLICE AND OTHERS

Law enforcement within the city limits of Stanley is provided through a contract with the Custer County Sheriff's Department. This includes enforcement of city ordinances. Through this contract, the city funds one deputy and support expenses, but either of the two deputies stationed in the Stanley area is available to respond to city incidents and code violations. There is no jail in Stanley, so any person physically arrested must be transported to the Custer County Sheriff's office in Challis.

Four law enforcement agencies have jurisdictions near Stanley. The Custer County Sheriff has two Deputies stationed in the Stanley area, including the one funded by Stanley to cover anything in the Southwest part of Custer County inside and outside the city limits of Stanley. The Idaho Department of Fish and Game has one officer stationed in the Stanley area to enforce fish and game laws. The Fish and Game Conservation Officer has full police powers and can assist County and State Officers when requested. The Idaho State Police do not have resident personnel in the area, but sometimes they assign officers to patrol Highway 21 and Highway 75 to enforce traffic regulations and deal with accidents. The Forest Service has one law enforcement officer in the Stanley area who enforces Forest regulations on the Sawtooth National Recreation Area. All of these agencies help each other in emergencies and contribute greatly to the safety and welfare of thousands of tourists passing through the Stanley area each year.

FACILITIES

GOALS - General statements describing results to be achieved in the future.

1. Maintain and improve city infrastructure to support city services, maintenance, and recreation.
2. Encourage recycling within the city and county.
3. Improve Park facilities.
4. Develop workforce housing.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Implement the master plan for Pioneer Park
2. Develop winter activities center and summer events center in Pioneer Park away from the ballfield area.
3. Plan and construct a trail through Pioneer Park to connect the Stanley to Redfish Lake
Trail to the downtown core of Stanley.
4. Research funding mechanisms for city infrastructure.
5. Obtain funding to plan, and implement workforce housing.

FACILITIES: BACKGROUND INFORMATION

STANLEY COMMUNITY BUILDING

The Community Building on Highway 21 houses the city offices, the Chamber of Commerce, and the public meeting hall and kitchen. All public areas are fully accessible by people with disabilities using ramps and an elevator. The hall is used for meetings by the City Council and other local organizations, and is also available for rent. It can hold up to 125 people and is equipped with folding chairs and tables, a stage, an easel, projector screen, internet connection and a piano. The kitchen is stocked with a commercial range, refrigerator, microwave, electric ovens, sink, dishwasher, work island, utensils, dishes and tableware. Special permits are available for selling beer during fund-raising events. Hard liquor cannot be sold, but may be served free (such as during a reception).

The building is owned by the City of Stanley. It was built in 1982 using a loan from East-Central Idaho Planning and Development Association, E.C.I.P.D.A., subsequently repaid. Finishing work was done by volunteers. The building was equipped through private donations, particularly from the Sawtooth Mountain Mamas. Maintenance is provided by the City maintenance staff and volunteer work parties.

In 2007 and 2008, thanks to an ITD grant and matching funds from the Custer Economic Development Association (CEDA), the interior of the Community Building was remodeled to make more room for city offices and the Stanley Sawtooth Chamber of Commerce Visitor Center.

STANLEY COMMUNITY LIBRARY

The Stanley Community Library became a taxing district in 1998 and is housed within the city limits. Local residents and property owners use the Library free; others may obtain a temporary library card for a fee. The service area extends south to Sawtooth City, north to Torrey's Burnt Creek Inn, and west to Banner Summit. The library is governed by a five-member Board of Directors who employ one full time and one part-time Librarians.

The Library is open 34 hours per week (42 hours per week in the summer), Monday through Saturday. It provides meeting room space, audio-visual capability. Adults enjoy monthly Book Club and events like lectures, readings, and slide shows. The library also provides support to the school through books and programs. The Library offers public Internet access, including wireless Internet access 24/7.

SAWTOOTH VALLEY PIONEER PARK

The 27.5-acre Sawtooth Valley Pioneer Park was established through a land transfer from the BLM under the Recreation and Public Purposes Act (43 U.S.C 869 et. seq. 1979). The original 40-acre parcel (including land for the Sawtooth Meditation Chapel, Stanley School, and a community center) was transferred in 1976. In 1989 a certificate of approval from BLM was

recorded for a change-of-use to permit Pioneer Park to be established. Permitted uses within the park are recreation, public health, safety, and welfare. Any non-conforming uses permitted by the city will cause the land ownership to revert to the United States. Because Land and Water Conservation Fund monies were used to develop the current Pioneer Park, prior approval for any change in use also is required by the State Director the BLM, the Regional Director of the National Park Service, and the Director of Idaho Parks and Recreation Department. A certificate of approval for a change of use may be approved by the Idaho Secretary of State only if:

- The change is in accordance with the Idaho Comprehensive Outdoor Recreation Plan.
- Acceptable substitute recreation properties are identified and protected.
- All changes in park uses (not to be confused with changes from park to non-park uses on park land) must meet guidelines from Idaho Department of Parks and Recreation.

Pioneer Park was developed with funding and support from government agencies, private citizens and corporate sponsors. It is used for community events, outdoor concerts, weddings, picnics, receptions, baseball games, cross country skiing, jogging, team sports, and for playground space by the Stanley School next door. Use of the park for major events may be scheduled by registering at the City office, currently for a fee. Park maintenance is provided by the City of Stanley using option tax funds. Volunteer work parties are also organized when necessary.

Equipment and facilities in the park include two modern vault toilets, a baseball diamond with bleachers, backstop and outfield fence, an outdoor ice rink, a playground stocked with sturdy equipment; a covered picnic shelter; several outdoor picnic areas, a storage shed; electrical power for outdoor concerts, walking trails with benches, several parking areas; and two historic "pioneer" buildings. The area in and around the ball field is served by a buried irrigation system.

Any changes or additions to the park property would have to meet official "park" guidelines established by the Idaho Department of Parks and Recreation. Because of this restriction a portion of land originally available for the park was set aside and zoned by the City for non-park uses; A 1.4-acre parcel from the original BLM grant was reserved for municipal uses. This land lies at the northeast corner of the park adjacent to property owned by the Sawtooth Summit Corporation and the Idaho Transportation Department Division of Aeronautics. This land may be used for relocating maintenance buildings located near the Sawtooth Meditation Chapel, city employee housing, or other city support infrastructure.

Future projects include reviewing current and future park facilities and uses such as, trailhead development, improved parking, ice rink improvements, all-season pavilion, amphitheater, small stock arena, water system, improved restroom facilities, sprinkler system, and public employee housing.

UNITED STATES POST OFFICE

The Post Office, a 2,200 square-foot wood frame building built in 1991, sits at the corner of Ace of Diamonds Boulevard and Niece Avenue.

CHURCHES

The Sawtooth Meditation Chapel, located on the hill south of Stanley, welcomes all religious denominations. Separate services for Catholic, Protestant and L.D.S. worshipers are held each Sunday during the summer. The chapel, which holds 150 guests, is also available for private weddings. It was built in the mid 1970s, is non-denominational, and is maintained through private donations.

STANLEY CEMETERY

Stanley has one cemetery, owned, maintained and administered by the City. It has natural vegetation and is surrounded by a log fence. Permanent markers are required on each grave. The cemetery was established in 1916 when local residents set aside 16,350 square feet of ground on a slope

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overlooking Valley Creek, with a view of the Sawtooth Mountains. It was enlarged in 1981 with the addition of 10,050 square feet of U.S. Forest Service land. The first pioneer buried in the Stanley cemetery was probably Thomas A. Kelly, a miner and trapper, who was interred in August 1919. Others include Edger J. Cummings, age 24, accidentally shot while hunting in 1921; George A. Cumine, stagecoach driver and miner, who died at age 83 in 1938; and Stanley pioneers like Herbert and Mary Marshall, Walt Lynch, Dave Williams, and Frank and Leslie Niece.

Stanley does not have a special district or a tax levy to support the cemetery. Funding is from plot sales and donations. Maintenance is assisted through volunteer work parties organized when necessary. If the cemetery is to continue to serve the community of Stanley, additional land needs to be acquired in another location.

CUSTER COUNTY TRANSFER STATION

Custer County maintains a transfer and recycling station a few miles west of Stanley where trash is accepted and stored temporarily before being hauled away to a regional landfill facility.

STANLEY SCHOOL

The Stanley School is located on a 9.977-acre parcel that was transferred to the city from the BLM in 1976. This parcel was deeded to the school district by the city. The school is also available for rent for uses such as meetings, wedding receptions, safety, craft and other instructive class meetings.

UTILITIES

GOALS - General statements describing results to be achieved in the future.

1. Relocate electric utilities below ground.
2. Provide backup power during emergencies.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Continue the policy of requiring underground utilities for new construction to protect and improve the aesthetics of the city.
2. In emergencies work with Custer County Disaster Services.

UTILITIES: BACKGROUND INFORMATION

ELECTRICITY - SALMON RIVER ELECTRIC COOPERATIVE

Salmon River Electric Cooperative, operating from Challis, provides electricity for customers in the Stanley Basin, and also serves other areas of Central Idaho. To improve the aesthetics within the city boundaries, relocating more of the electric lines underground will be required. Equipment is up-to-date, and except for routine maintenance there are no plans for the future. The deregulation of electric power nationwide will impact local power usage.

Reliable electric power is critically important to Stanley. Extreme weather, and a short summer tourist season makes power outages more immediately devastating than in other milder climates or where business is year round. The transmission lines providing power to Stanley and the Sawtooth Valley come up along the Salmon River and Highway 75 from Challis. Since only this one line can feed power to the area, any damage to the line can leave Stanley without power. Summer wild fires are a real danger having come very close to damaging transmission lines during the summer of 2005, and again in 2007, and in 2012. In the winter of 2006-2007 a 24-hour outage due to line failure during an extreme cold spell caused many damages to homes and businesses in Stanley.

TELEPHONES - MIDVALE TELEPHONE EXCHANGE

Telephone service in the City of Stanley and surrounding area is provided by Midvale Telephone Exchange headquartered in Midvale, Idaho. The service

CITY OF STANLEY COMPREHENSIVE PLAN

area includes Lower Stanley to the north and Sawtooth City to the south, and extends west of Stanley about ten miles. Midvale Telephone Exchange uses a fiber optic path on both incoming and outgoing toll calls and also to each of their remote sites south of Stanley. Midvale Telephone Exchange is a member of Syringa Networks. Stanley is a part of a complete fiber optic ring that ensures a high quality of service for distant communications. The Midvale Telephone Exchange lines are buried.

Midvale Telephone Exchange offers DSL service for the Stanley area.

CELLULAR TELEPHONE SERVICE

Stanley has cell phone service that is available to most cell phone users. Cellular telephone facilities must be permitted by the city. Permits must consider the rural, rustic nature and treasured scenic vistas of the City to see that they are not compromised. There is one permitted tower within the City located on Stanley School property. Cell transmission facilities disguised as flag poles, boulders, trees, or recreational area light poles are possible alternatives.

WATER SYSTEM

Potable water in Stanley is provided by individual private wells requiring a depth of 30 to 300 feet using pumps with pressure tanks.

SEWER SYSTEM - STANLEY SEWER ASSOCIATION

The original sewer system consisted of evaporation lagoons constructed northeast of the City of Stanley in 1974. The original purpose of this system was to protect the Salmon River and area ground water from leakage by individual septic tanks. The proximity of the Salmon River and Valley Creek prohibited expansion of the original site. Sewer hook-up is mandatory for residents living close to the sewer system. Inside the City of Stanley, residents must hook up if they are within 300 feet.

A new treatment facility, located 4 miles up the Sawtooth Valley, behind the Stanley Ranger Station area, was constructed in 2000/2001. The treatment facility consists of lagoons for treatment and storage, a chlorine disinfection system and an irrigation system for the land application during the summer months. Wastewater collected during the winter is stored and then treated and applied to the land in the summer.

The sewer collection system consists of gravity collection mains and five pump stations. The majority of the collection system was constructed in the mid 1970's with Transite gravity collection mains and precast concrete manholes. Distinct service areas exist. The first area served upper Stanley / City of Stanley and consists of eight-inch and ten-inch pressure sewers. The second area serves Lower Stanley with eight-inch gravity sewer mains and a pump station with submersible pumps and four-inch pressure sewers, to lift sewage to the upper Stanley collection system. The third area services Gateway with eight-inch gravity sewer mains and a pump station with self-priming pumps in a drywell with four-inch pressure sewers to lift the sewage to Lower Stanley. A new pump station with submersible pumps and ten-inch pressure sewers lifts the sewage from the end of the upper Stanley collection system to the new treatment facility. The Redfish Lake complex, Ranger Station and RV dump station are also served.

The existing collection system consists of a total of approximately 18,020 linear feet of pipe. The breakdown by size and type of pipe is as follows:

8-inch Transite	14,270 linear feet
8-inch PVC	2,720 linear feet
8-inch concrete	1,130 linear feet
10-inch Transite	1,960 linear feet
10-inch PVC	940 linear feet

The new system was built with matching grant money and a loan from USDA. The project cost to update the Treatment Facility Plant and Collection System was \$1.9 million.

The sewer system is administered by the Stanley Sewer Association, Inc. Board of Directors, whose five members are elected from Stanley and Lower Stanley.

TRASH

Trash hauling in the City of Stanley and surrounding area is provided by Blue Mountain Refuse, located in Challis, Idaho, and Clear Creek Disposal, located in Ketchum, Idaho. All trash collected is hauled at least 70 miles from the Stanley area for eventual treatment or burial.

Custer County maintains a transfer and recycling site a few miles west of Stanley, where trash is accepted and stored, temporarily, before being hauled to a regional land fill facility. All hauling and site operations are provided by Blue Mountain Refuse.

PROPANE GAS SERVICE

Propane is available in small volumes at local gasoline stations, and by truck in larger volumes to those maintaining private storage tanks on their property.

SECTION 10: TRANSPORTATION

GOALS - General statements describing results to be achieved in the future.

1. Develop alternative transportation and recreation routes, including hiking, bicycle, snowmobile and ski trails, with easy access from inside the city limits. (see Action Items under Recreation, Special Areas, and Sites)
2. Develop improved availability of winter and summer air service to Stanley and connection into the city.

3. Support and encourage new and continued service to the city by commercial transportation and delivery services.
4. Encourage and support the development of public transportation to, from and within the City of Stanley.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Maintain and improve city streets in a manner consistent with preservation of the rustic appearance of the City of Stanley.
2. Research availability of grants and/or funding for walking/biking paths.
3. Encourage efforts by the Idaho Department of Transportation to keep Highway 21 open all year.
4. Encourage private companies to provide shuttle service between Stanley and Redfish Lake and Lower Stanley.

TRANSPORTATION: *BACKGROUND INFORMATION*

The economy of the City of Stanley depends almost entirely on tourism. Since most tourists arrive by automobile, the safe and efficient movement of automobiles, trucks, bicycles and pedestrians is of high priority. Bicycling, walking and snowmobiling in winter are secondary forms of transportation. There is no public transportation. The City is served by a small airport that operates during daylight hours in the summer.

HIGHWAYS

The major highways serving Stanley are State Highway 21 and State Highway 75. The traffic count on Highway 21 is 520 cars per day. The traffic count on Highway 75 is 900 cars per day. These figures represent average daily traffic over the course of a year. Traffic volume is much higher in the summer and much lower in the winter.

State Highway 21 is closed from a few to several days each winter due to avalanche danger. This has a severe negative impact on the local economy, especially if it coincides with scheduled winter events.

STREETS

There are currently 1.9 miles of gravel-surfaced, city-maintained streets and 1.3 miles of paved state-maintained highways within the city limits. There are also private roads within the city that are maintained, if at all, by the residents. The only access to some lots outside the city limits in the area of impact is via a city maintained street. Access to buildings and residences located on private roads by emergency vehicles and personnel is severely limited during the winter.

Access to the City of Stanley cemetery is via county and U.S. Forest Service roads. Vehicle access is unavailable during the winter because the road is not plowed during the winter.

Streets inside the city limits of Stanley are in generally good condition. Minor maintenance is handled by City staff. Annual maintenance, including dust abatement, construction projects, as well as snow removal in winter, are contracted to commercial businesses. The city has, by ordinance, design standards for new streets.

Funds for street maintenance and improvement come from State Highway Users Revenue and general tax revenues. Optional Tax funds can also be used for street maintenance.

STANLEY AIRPORT

The Stanley Airport is located on the southern edge of the City of Stanley at an elevation of 6,402 feet. It is located on land owned the State of Idaho through the Division of Aeronautics and Public Transportation Division. The turf runway is 4,300 feet long and 150 feet wide and can accommodate

planes as large as a DC-3. The only facilities available are public tie-downs and emergency fueling. The airport is used extensively during the summer and fall by floatboat outfitters transporting clients and supplies into remote wilderness areas, primarily the Middle Fork of the Salmon River. The airport is also used by air taxi services, medical evacuation helicopters, commercial scenic flights operators and private planes. Ground transportation to and from the airport is by private arrangement.

SNOWMOBILES

The City of Stanley, in cooperation with the Idaho Department of Recreation and the SNRA, operates a snowmobile grooming program which maintains about 150 miles of groomed trail surrounding the City. Access from inside the City to the trail system is from the city park or where the trail crosses private land, including from the Mountain Village property.

MOTOR FREIGHT

A handful of motor freight and small-package delivery companies serve Stanley businesses and residents.

SECTION 11: RECREATION, SPECIAL AREAS AND SITES

GOALS - General statements describing results to be achieved in the future

1. Establish and maintain access to trail systems throughout and around the community for both summer and winter activities.
2. Provide recreation opportunities in Pioneer Park.
3. Support efforts by the Sawtooth Interpretive and Historical Association (SIHA) to provide interpretive/recreation opportunities for visitors.

4. Encourage the Forest Service to permit a variety of recreation uses on the Sawtooth National Recreation Area to accommodate increasing recreation demand in the area.
5. Support outdoor recreation opportunities inside and outside the city.
6. Preserve the natural resource values of the Valley Creek Preserve and manage it for appropriate recreational activities.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Encourage SIHA to continue to provide a walking tour of the historic sites within the city area, dark sky related astronomy programs, and other programs in the Forum and Lecture Series.
2. Encourage the restoration of buildings and sites within the city.
3. Develop and implement a plan to construct a pedestrian and bicycle trail that connects to the Stanley to Redfish Lake Trail connector through Pioneer Park and extends to the west end of the city limits and continues to Lower Stanley and to Forest Service roads north of Stanley.
4. Support Forest Service efforts to complete the Stanley to Redfish Lake Trail to provide a scenic alternative route for bicycles, pedestrians, and equestrians connecting tourist services in Stanley to those at Redfish Lake.
5. Construct a trail that connects the Stanley-Redfish Lake Trail to downtown Stanley through Pioneer Park.
6. Participate in efforts to revise the travel plan for the Sawtooth National Recreation Area to maintain appropriate access to roads and trails and accommodate increasing recreation demand in the area.
7. Construct and maintain interpretative signage and construct pedestrian paths to provide appropriate access to the Valley Creek Preserve.
8. Rezone Valley Creek Reserve as open space.

9. In cooperation with partners, provide wages and equipment to operate and maintain snowmobile trails between Stanley and Lowman and between Stanley and Smiley Creek.
10. In cooperation with partners, provide wages and equipment to operate and maintain cross-county ski trails at Park Creek and Alturas Creek.

RECREATION, SPECIAL AREAS AND SITES: *BACKGROUND INFORMATION*

There are many special areas and sites in or near Stanley, beginning with the city itself. The 1976 Comprehensive Plan noted:

“The entire City of Stanley has been designated as a ‘special site’ in Public Law 92-400.”

Recreation is of utmost importance to the City. A large percentage of the total income of the City of Stanley is linked to recreation spending by full-time residents, summer-home owners, visitors to the Sawtooth Valley and the Sawtooth National Recreation Area, river excursions that rendezvous in Stanley for trips to other areas, and people visiting Stanley for community events. This estimate was determined with assistance from The Association of Idaho Cities.

SAWTOOTH NATIONAL RECREATION AREA

At 756,000 acres, the Sawtooth National Recreation Area is the largest National Recreation Area in the continental United States. The City of Stanley is an incorporated city surrounded by the SNRA. The public’s enjoyment of outdoor activities is enhanced by easy access to food, lodging and other commercial services located in the historic City of Stanley. The Forest Service provides professional resource management; resident

businesses provide visitor services. It is estimated that 657,000¹ 1,700,000 people visit the SNRA each year.

Year Round activities in the Stanley and the SNRA include photography, bird watching, wildlife viewing, hot springs relaxation, fishing and scenic airplane flights. Summer and Fall feature whitewater rafting, horseback riding, hiking, camping, off-road vehicle travel, picnicking, mountain climbing, motor biking, mountain biking, lake canoeing, water-skiing, llama packing, swimming, kayaking and hunting. Winter and Spring offer

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¹ U.S. Forest Service Visitor Use Monitoring Survey, 2005

snowmobiling, cross-country skiing, sledding, pond hockey, curling, ice skating, snowshoeing, winter camping and steelhead fishing.

THREE NATIONAL SCENIC BYWAYS

The City of Stanley is the only place where three National Scenic Byways meet. There are only 100 National Scenic Byways in the United States. These are roads and highways providing access to the most scenic National Forest lands. (Highway 21 from Stanley to Boise is the Ponderosa Pine Scenic Byway. Highway 75 from Stanley to Shoshone is the Sawtooth Scenic Byway. Highway 75 from Stanley to Challis is the Salmon River Scenic Byway.)



SALMON RIVER

The Salmon River provides recreational opportunities and scenic beauty, and plays an important part in defining the character of the City of Stanley and the surrounding area. At 425 miles the Salmon is the longest un-dammed river in the continental United States, and also the longest river contained within any one state. Unlike most rivers in North America, the Salmon River flows north (rather than east, west or south.)

SAWTOOTH MOUNTAINS

Fascinating geology surrounds the City of Stanley. The Sawtooth Range includes dozens of peaks over 10,000 feet elevation and hundreds of small, high-mountain lakes. The oldest rocks in the area are Paleozoic sedimentary formations, 220 million to 600 million years old. They are normally quite dark because they contain organic matter. About 70 to 90 million years ago, during the late Cretaceous period, these rocks were folded, broken and invaded first by pale gray granite of the Idaho Batholith and then 20 million years later by pink granite of the Sawtooth Batholith. The Sawtooth Fault, runs along the east side of the mountains, simultaneously raising the Sawtooth Range while dropping the Stanley Basin in which the City of Stanley now lies. More recently, massive glaciers of ice from three different ice ages carved the Sawtooth Range into a jagged zigzag of peaks and valleys, leaving behind glacial moraines (great piles of gravel, now covered with forest) which enclose four large, beautiful lakes (Redfish, Stanley Lake, Pettit, and Alturas).



SAWTOOTH WILDERNESS AREA

Within the Sawtooth National Recreation Area approximately 217,000 acres have been set aside as the Sawtooth Wilderness Area. The Wilderness Area includes the Sawtooth Mountain Range and is reserved for low-impact, low technology use by hikers, backpackers, horse packers, llama packers, mountain climbers, winter campers, fishing parties and cross-country skiers. Machines such as bicycles, motor vehicles and chain saws are prohibited from the Wilderness.

CECIL ANDRUS WHITE CLOUDS WILDERNESS

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The 90,769-acre Cecil Andrus White Clouds Wilderness is located in the White Clouds Mountains on the east side of the Sawtooth Valley. It was created by the Sawtooth National Recreation Area and Jerry Peak Wilderness Additions Act of 2015. The Wilderness offers many trails into high country lakes and high peaks, including 11,815-foot Castle Peak that is one of the iconic symbols of Idaho. The Wilderness offers many premier recreation opportunities for hikers, fishermen, and pack trips.

REDFISH LAKE

Redfish Lake, six miles south of Stanley, is named for the brilliant red sockeye salmon that historically returned to the lake each year in massive numbers to spawn. This is the most highly developed lake in the SNRA. The U.S. Forest Service maintains several sizable campgrounds, picnic areas, a backpackers trailhead, and a motor boat launch site. Commercial facilities include accommodations, a restaurant and bar, a convenience store, a public marina, a laundromat, public showers, and horseback riding. Nearby Little Redfish Lake remains permanently undeveloped and offers a quiet contrast. The Sawtooth Interpretive and Historical Association maintains and operates the Redfish Visitor Center for the U.S. Forest Service.

STANLEY LAKE

Located beneath McGowan Peak seven miles west of Stanley, Stanley Lake is a popular area for hiking, fishing and boating, with about 90 developed campsites available.

STANLEY CREEK WILDLIFE INTERPRETIVE AREA

Six miles west of the City, the Stanley Creek Interpretive Area consists of a short trail with interpretive signs and views of the Stanley Basin wetlands and migrant bird life.

SALMON RIVER CANYON

The Salmon River Canyon, which begins about three miles east of the City of Stanley, features recreational opportunities for camping, whitewater floatboating, fishing, hot springs soaking, and highway access to nearby attractions like the Yankee Fork Gold District and the White Cloud Mountains.

SUNBEAM DAM

Originally built in 1910 to supply hydroelectric power to a Yankee Fork gold mine, Sunbeam Dam, eleven miles east of Stanley, was the only dam ever constructed on the Salmon River. It was partially removed by blasting in 1934 to allow Chinook and sockeye salmon access to their historic spawning grounds farther up river.

SUNBEAM HOT SPRINGS

Ten miles east of Stanley on the banks of the Salmon River, this is a natural hot springs open to the public. Cool river water mixes with 170-degree water flowing from the hillside next to the riverbank. A stone bathhouse built by the Civilian Conservation Corps during the 1930s is no longer in use but has been restored as a historic site.

INDIAN RIFFLES - CHINOOK SALMON SPAWNING BEDS

The Indian Riffles area, along the Salmon River 16 miles east of Stanley, has been used by spawning Chinook salmon for millennia. Historically, hundreds of adult salmon arrived here each summer, having swum 900 miles upriver from the Pacific Ocean to lay their eggs in the same gravel beds where they themselves had been hatched. Today only a few salmon return, but in August and September they still inspire awe among visitors marveling at their incredible urge to perpetuate their species.

YANKEE FORK GOLD MINING DISTRICT

In the late 1870s, rich gold outcroppings found in this region along the Yankee Fork of the Salmon River attracted thousands of miners and resulted in extraction of more than \$12 million worth of ore (in 1900 dollars). Today, visitors may tour the relics Custer and Bonanza, two ghost towns about 15 miles from Stanley — Custer and Bonanza — that flourished during the gold rush. Other attractions are a huge gold dredge that ceased operations in 1952, and an interpretive museum near Challis that presents historic information about the “Land of the Yankee Fork.”

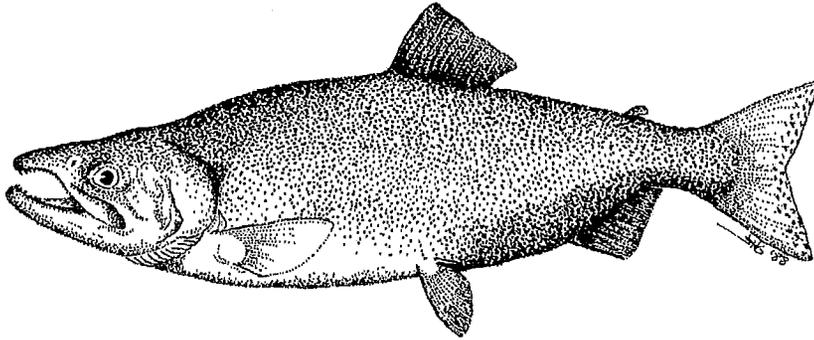
SAWTOOTH FISH HATCHERY

The Sawtooth Fish Hatchery is a Mitigation Hatchery funded by US Fish and Wildlife Service, Lower Snake River Compensation Plan and Bonneville Power Administration. Although funded through Federal agencies, this hatchery is operated by the Idaho Department of Fish and Game. The hatchery is designed to restore salmon and steelhead runs to the Upper Salmon River basin, helping to offset losses from the Lower Snake River Dams. It also helps assist the Eagle Fish Hatchery with their captive breeding program for the Redfish Lake sockeye salmon. This hatchery is unique in that it focuses on mostly anadromous fish species, meaning that the fish spend part of their lives in freshwater and part in saltwater. In summer, however, the hatchery does take part in stocking local waters with rainbow and cutthroat trout. The rainbow trout are raised at other hatcheries and brought here via truck with water tanks. The cutthroat trout are stocked in high mountain lakes as fry using airplanes, horse or backpacks.

Built in 1985, seven miles south of Stanley, the hatchery includes a Visitor Center with displays and guided tours of the facility. Adult steelhead can be seen at the hatchery from late March through early May. Adult spring Chinook salmon can be seen at the hatchery from late June through mid-September.

STANLEY MUSEUM

The Museum, located one-half mile northeast of Stanley on Highway 75, is housed in a log building formerly occupied by the Stanley Ranger Station and now listed in the National Register of Historic Places. The facility, maintained by the Sawtooth Interpretive and Historical Association, displays historic exhibits of the Stanley area.



SECTION 12: HOUSING

GOALS - General statements describing results to be achieved in the future.

1. Implement building standards in the Stanley Municipal Code that protect the western and rustic theme for the town and protect public safety in residential areas and new developments.
2. Develop affordable workforce housing on nearby public lands or city property.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Enforce codes that encourage quality housing construction and maintenance.
2. Develop and implement zoning requirements to preserve single-family neighborhoods while also encouraging the development of higher density housing.
3. Develop appropriate types and numbers, and design of affordable workforce housing on the four acres of land transferred to the City for that purpose in the Sawtooth Recreation Area and Jerry Peak Wilderness Additions Act of 2015 or on other lands owned by the City of Stanley.

HOUSING: BACKGROUND INFORMATION

Stanley workforce housing is grossly inadequate during the summer months resulting in constituting many overcrowded households. During the rest of the year housing is more than adequate with many houses standing vacant. However, many of these winter vacated houses are not always available for rent, so even in the winter, adequate affordable housing can be a problem for families and singles.

WORKFORCE HOUSING

It has been the vision of every plan and study of Stanley to develop adequate affordable workforce housing in keeping with its western rural mountain setting. This goal is becoming harder to attain in light of the skyrocketing land values.

Employers, both public and private, suffer because of the limitations on available employee housing within Stanley Basin. In most cases, housing is only available to the extent that it can be furnished by the employer. This puts a substantial burden on all employers because: a) land and lot prices are extremely high, b) available lots are very scarce at any price, c) there are

no larger communities in the nearby area that can serve as a “service community” for the Stanley area.

In 2015 a provision of the Sawtooth National Recreation Area and Jerry Peak Wilderness Additions Act transferred 4 acres of SNRA land to the City of Stanley for development of workforce housing to serve Stanley and the surrounding area. Portions of this land may be leased for private development of workforce housing as long as the City controls rents and other uses to ensure that the housing serves the needs of the workforce community. The City has conducted surveys of the business community to determine housing needs for permanent and seasonal employees. Housing to accommodate these needs will be constructed in phases over the several years.

The employment and business opportunities in and around Stanley have not kept pace with the rising real estate market. (The Assessor’s Office estimates Stanley’s real estate values to have risen at a rate of 1% per month over the last seven years).

GROWTH TRENDS

**STANLEY RESIDENTIAL HOUSING STARTS
1987 to 2006**

YEAR	HOUSES
1987	1
1988	1
1989	2
1990	2
1991	3
1992	0
1993	1
1994	1
1995	0

Steve 1/20/20 6:29 PM
Comment: Cari, please update these numbers based on building permits since 2006.

1996	2
1997	4
1998	2
1999	2
2000	2
2001	2
2002	2
2003	3
2004	1
2005	2
2006	2
Total	35

SECTION 13: COMMUNITY DESIGN

GOALS - General statements describing results to be achieved in the future.

1. Plan an appropriate mix of uses that will preserve the historic character of Stanley within the limited land base available.
2. Encourage appropriate high-density development in commercial districts
3. Protect the integrity of Residential A and B Districts by prohibiting multi-family dwellings, multiplex units, mobile homes, and tiny house parks.
4. Enhance the city appearance through beautification and landscaping.
5. Ensure the safety of public and private development and infrastructure by adopting appropriate national and state codes and standards.
6. Retain the theme of rustic, western design in keeping with the goals of surrounding lands administered by the SNRA.

ACTION ITEMS - Specific actions or procedures to be followed.

1. Establish building appearance and zoning requirements to maintain the City's rustic western character in its natural setting. See Figure 13.1 for examples of rustic and western and figure 13.2 for examples which are not considered western and rustic.
2. Continue to leave city streets unpaved in order to preserve the rural and historic ambiance of the city.
3. In commercial land use districts, address the following concerns through building permit requirements: visual impact, safety, traffic, bulk of structures, parking, lighting, and signage.
4. Encourage standards for manufactured homes to appear more rustic and western in design with features such as rough-sawn wood siding, decks and roof lines compatible with the majority of homes in the city.
5. In commercial districts, develop an on and off street parking plan to facilitate traffic flow and protect public safety.
6. Adopt the Idaho Standards for Public Works Construction.

COMMUNITY DESIGN: BACKGROUND INFORMATION

Community Design establishes the identity or the general theme of the City. In order to fit into its natural surroundings and preserve its rustic, western and unique character, the City of Stanley has established design standards for construction of buildings, other structures and the development and use of the land. Enforcement of these codes is strict, with penalties for violations per the police power of laws of the City of Stanley. Aesthetic considerations must be addressed to maintain the City's western identity. The scenic values of the Sawtooth Mountains are of utmost significance to the aesthetics of the entire area of Stanley.

Since the initial 1976 Comprehensive Plan, the City has incorporated design standards into its zoning ordinances to maintain the "historic setting and background of a frontier ranch-type town." Although the City's standards

vary somewhat from those of the SNRA Private Land Use Regulations, the intent is to work with the Forest Service to maintain a fairly consistent theme throughout the Sawtooth Valley. The City believes that this approach helps to promote the city and surrounding area as a tourist destination, and to maintain the quality of life for Stanley residents.

DESIGN CODES

The City's design codes should consider the following:

1. Building Appearance and Materials - including exterior wall surfaces, roofing materials, colors, height of buildings and set backs
Note: 1992 Zoning Color Chart was chosen to better define the term "rustic" nature.
2. Minimum Street Widths and Boardwalks (sidewalks must be boardwalk construction).
3. Fences - including location and materials.
4. Signs - including construction and materials.
5. Subdivisions - including construction design standards.
6. Historic Preservation - reflecting significant elements of the City's and State's historical, architectural and cultural heritage.
7. Streets and Roads and other city infrastructure – comply with Idaho Standards for Public Works Construction.

GENERAL GUIDELINES FOR CITY DESIGN

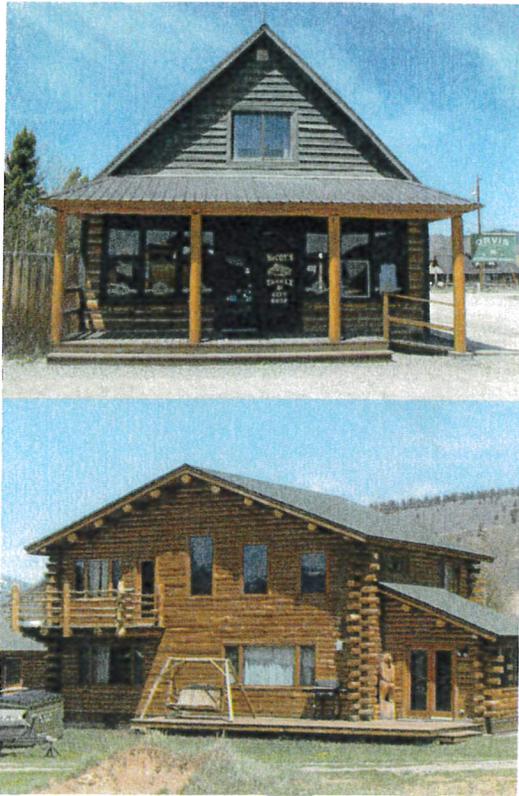
These guidelines should be considered as minimums necessary to maintain the City's identity in its natural setting.

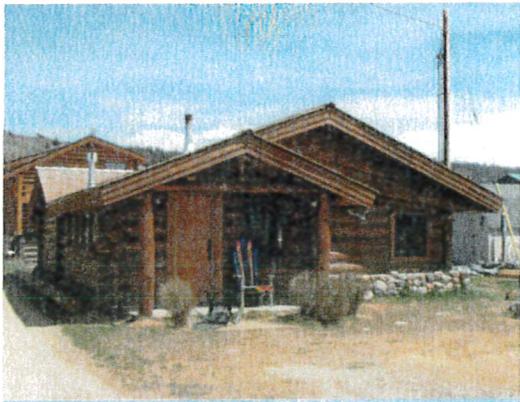
1. Development, improvement and use of all lands should not detract from the scenic, natural, historic and pastoral values.
2. All utilities should be underground.
3. Adequate provision should be made for disposal of liquid waste originating on or resulting from activities within the city.

4. Streambeds, streambanks, wetlands, and floodplains should not be disrupted except as may be necessary to construct, operate and maintain irrigation, utilities, roads, paths, interpretive signage and other infrastructure.
5. Use and development on all lands within the city should be in conformance with applicable state, county, and local laws, regulations and ordinances.
6. Aesthetics of land use should be safeguarded by adequate standards. Such standards should prohibit junkyards and address issues such as weed control and vehicle parking.

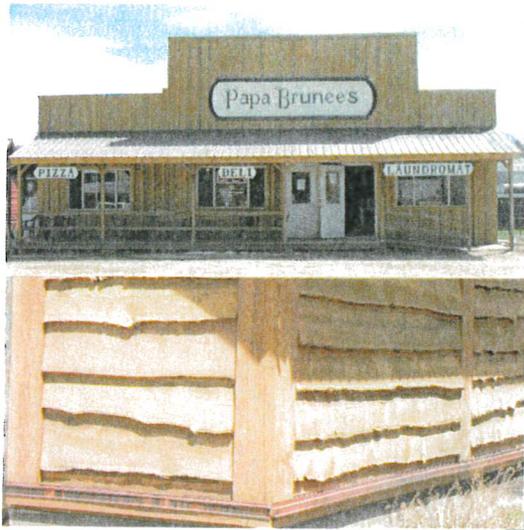
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Figure 13.1 - Examples of “Rustic and Western”



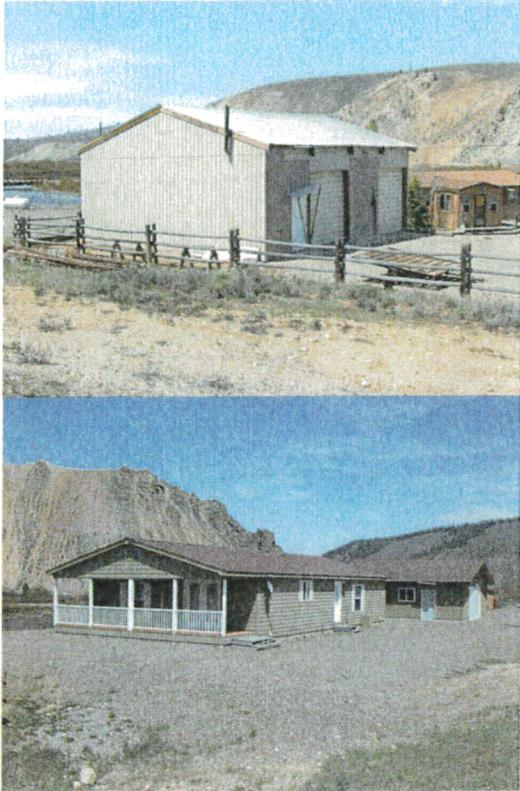


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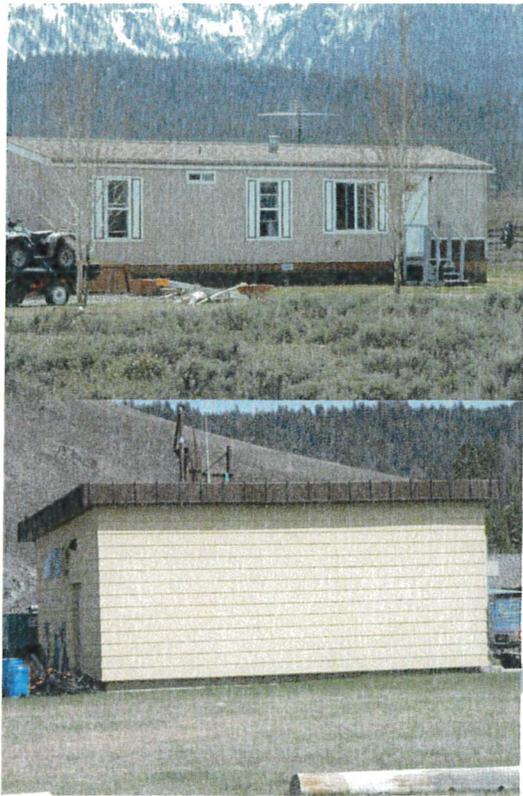


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Figure 13.2 - Examples which are NOT “Rustic and Western”







SECTION 14: REVIEWING, AMENDING, AND IMPLEMENTING THE COMPREHENSIVE PLAN

GOALS - General statements describing results to be achieved in the future.

1. The Plan shall be reviewed periodically to ensure that it reflects the current vision for the future development and governance of the City.
2. City ordinances and initiatives shall be in alignment with principles of the Plan.

ACTION ITEMS - Specific actions or procedures to be followed.

1. The City Council shall review the Stanley City Comprehensive Plan every five years.
2. The City Council shall adopt, amend, or repeal the Plan according to procedures prescribed by Idaho State Law.

AMENDING THE COMPREHENSIVE PLAN

A. The City Council will review the Stanley Comprehensive Plan at least every five years and recommend amendments to the Plan not more frequently than every year as provided herein to correct errors in the original plan or to recognize substantial changes in the actual conditions in the area.

B. Any person may petition the City Council for a plan amendment at any time. The petitioner shall submit a letter for a Comprehensive Plan amendment, which will contain the following:

1. Specific description of the change being requested.
2. Specific information on any property involved.
3. The condition or situation that warrants a change being made in the plan.
4. The public benefit that would result from the change in the plan.

5. Analysis explaining why the current plan does not adequately address issues raised in the petition.
6. Proposed development for any land involved.
7. Any other data and information needed in evaluating the request.

C. No petition will be considered until the required information is complete.

D. All petitions for proposed changes to the Comprehensive Plan must be received by the City Council in proper form. If the Council decides to proceed with a plan amendment based on a petition, it will follow the public hearing and plan amendment process defined in IC 67-6509 (a)-(c). The City may, within thirty (30) days of the last hearing, approve or deny any change to the Comprehensive Plan, unless the Council states a reason to postpone a decision on the proposed plan amendment.

E. In the absence of a planning commission, the Stanley City Council, acting as the governing board, shall conduct hearings make decisions about plan changes, as provided by IC-67-6509 (a)-(d). The ultimate decision as to granting amendments to the Plan shall be with the Stanley City Council as provided by law. The council shall approve any changes to the Comprehensive Plan by resolution, as provided under IC-67-6509 (c).

The City Council shall, after notice and hearing, consider the request for amendment to the Comprehensive Plan. Any amendments approved by the City Council shall be by either resolution or ordinance.

IMPLEMENTING THE COMPREHENSIVE PLAN:

This Comprehensive Plan for the City of Stanley is designed to be of use to City planners for ten to fifteen years into the future.

Citizen involvement and support is a very important implementation tool and it has been strongly affirmed throughout the Comprehensive Plan

CITY OF STANLEY COMPREHENSIVE PLAN

Steve 1/20/20 6:29 PM

Comment: Idaho law does not require the city to approve or deny a change within 30 days. The council may require itself to act within 30 days, however it is not required to have any type of written agreement with a petitioner to postpone such a vote. Since this plan is adopted by resolution it is not law, and a 30-day requirement is not law but a policy requirement.

update. The recommendations in this Comprehensive Plan should not be interpreted as unalterable commitments, but rather as a reflection of the best foreseeable direction. As circumstances evolve this plan should be reviewed.

Implementation of the Plan is the phase of the planning process that enables *goals* and *action items* to become reality. No matter how good the Plan may be, it is a useless document if it is never consulted or implemented. Formal adoption of the Plan is only the first step in implementation.



SECTION 15: (This section is merged with Section 14)

PART II: APPENDICIES



Stanley 1910

APPENDIX A: HISTORY OF STANLEY

The Stanley region's first inhabitants were "Sheepsters" or "Shoshone-Bannock" Indians. These people maintained summer homes in what later became referred to as the Sawtooth Valley and Stanley Basin, and wintered at lower elevations. They were renowned for their fine fur products. Early trappers followed, among them Alexander Ross and his Hudson's Bay Company party in 1824, and John Work and his party of 1830. Trapping, though sparse, continued for a period, providing some income for the early pioneers. Settlers first appeared with prospectors, following Captain John Stanley who led the initial party in 1868. A party of 23 came to the Stanley Basin on what is now Stanley Creek near present day Stanley finding gold and staking claims. They named the area "Stanley Basin" after their leader. The party did not remain however, being discouraged by the lack of available gold due to "Robbers clay", the remoteness of the area, and isolation from supplies.

Stanley's location on the banks of the Salmon River and Valley Creek, with hot springs nearby, was a natural stopping place for packers and miners coming through the region. No permanent settlement occurred until the 1890's. At that time no surveys were in existence; people just built where they settled. Arthur and Della McGown build the first two log cabins in 1892 which became a post office and combination store and bar room. Mose Storher bought the two buildings in 1895 and the post office was closed. In 1902 the buildings were sold to H.L. Benner who recorded the land as part

CITY OF STANLEY COMPREHENSIVE PLAN

of his ranch. The Benner Hotel was completed in 1912 near the original cabins. It was a two story log landmark with a dance hall upstairs, The hotel was known for its hospitality and good cooking and was the first building in the area to have electricity using a power generator.

People began homesteading the area around present-day Stanley in 1912. In 1916 Bartlett and Eva Falls bought the Benner Ranch. They set aside a portion of their land for the Townsite of Stanley. It was officially platted on November 22, 1919. It was later referred to as "Upper Stanley" because the settlement one mile north, down the Salmon River had become known as "Lower Stanley" (originally a 1922 Government Townsite). Both communities were reconciled to having the same name. Originally the lower town was called Squawtown because the "women do all the work down there" and the upper town was called Dogtown since "that family with all those dogs moved in there". Old disputes between the two communities in the early 1900's over where to locate the Post Office and the School continually separated Lower and Upper Stanley. The City of Stanley (upper town) became a municipal corporation on June 9, 1947 with a mayor and council. Lower Stanley remains an unincorporated community within Custer County.

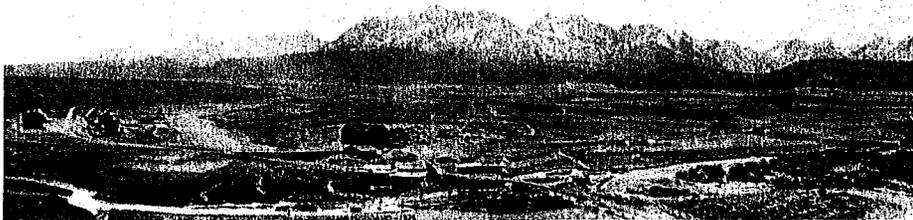
An interesting event in the early development of Stanley occurred when Bartlett Falls made an offer to Leslie Tink Niece, who operated the store and post office in Lower Stanley. Mr. Falls proposed that if Mr. Niece would build a store and move the post office to Upper Stanley, he would present him with a deed to a five acre tract. Mr. Niece accepted the offer. The store, which was built in 1919, remains today on the corner of Ace or Diamonds St. (Main St.) and Niece Avenue.

Another former landmark was the Stanley Dance Hall build in 1921 across from the Niece Store. At the time, a few of the community's leading citizens decided to build a new hall for community affairs. They formed a membership association and built a log building composed of a large dance floor with a raised stage at one end for the musicians and a balcony at the opposite end where lunch and coffee could be served. This came about since

the dance hall at the Benner Hotel was utilized to house the Stanley School. Later, the new hall was remodeled to include a bar and renamed the "Ace of Diamonds Club".

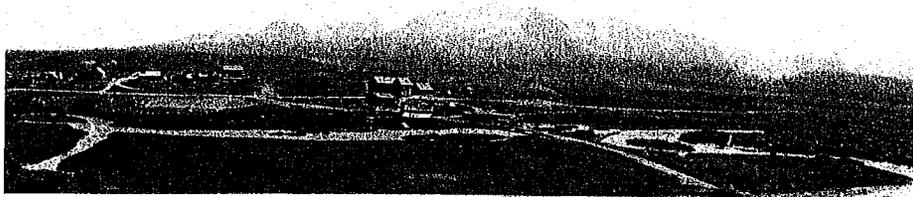
The Stanley Basin supported both cattlemen and sheepmen in the early 1900's. Though still active today, much of the color and glamour had faded from the scene since the big cattle drives to and from the Challis area (the winter feeding grounds) are gone; now the cattle are trucked between the two areas. It was also common to see herds of sheep grazing in the area after 1900, with most of the herders being Basque. The sheep were trailed over Galena Summit at Rainbow Creek.

Historically, transportation to and from Stanley was a major hurdle. Only a foot trail served early miners, and once the dirt roads became cloaked with snow, the region was cut off from the rest of the world for at least five months out of the year. During the winter, mail and supplies had to be delivered from Ketchum by dog sled or by men on skis or snowshoes. The original road into the area was over Galena Summit. This winding steep road took two to three days to travel. In 1919 a new road was built that was much easier to travel by car. Relocations on Highway 93, now 75, over Galena summit were completed along its present route in 1953. Another road was built from Challis into Custer in the late 1870's and extended up the Salmon River to Stanley in 1894-95. Highway 93 was completed from Canada to Mexico with the last stretch in 1931-1933 from Challis over Galena Summit. The Lowman Road, now Highway 21, was improved in 1922, rerouted and paved in 1964-1965.



Stanley 1926

By the 1920's and 1930's automobiles became more common with more tourists coming into Stanley creating a demand for cafes, cabins, and service stations. The Sawtooth Hotel was built in 1931 and a large river-rock garage/service station was built by Preston Shaw on the Lowman Road in 1938. Limited growth took place in the 1940's. A Quonset Hut type building replaced the old log school building in 1947. Concrete block construction appeared in the 1950's and 1960's with the old post office and laundry.



Stanley 1936

Not until 1954 did electrical power become available to Stanley. Up until that time, the only electricity was furnished by a few privately owned Delco generators and batteries.. Kerosene and gasoline lamps were the source of light and wood stoves provided heating and cooking sources. The first telephone lines served the U.S.F.S. in 1911. Local internet access became available in early 1997. A Sewer System and evaporation lagoon for the area was installed in 1970. Individual wells still supply domestic water.

Major changes occurred in 1972 with the establishment of the Sawtooth National Recreation Area which surrounds Stanley and holds scenic easements on the surrounding private land. (See section on The City or Stanley and the SNRA)

Stanley adopted a City Comprehensive Plan in 1976 and further established her own destiny by implementing zoning and ordinances. The 1976 Plan addressed what the following decades actually produced.

The construction of the new School (K through 8) in 1979, Salmon River Emergency Clinic in 1974 and the Sawtooth Meditation Chapel in 1979. These projects were undertaken with a community and volunteer spirit. The continuing volunteer spirit of the area also led to the construction of the Community Building on the former site of the state transportation yard along Highway 21 in 1982. This building is owned and maintained by the City of Stanley, serves as the home of the City offices, the Sawtooth Valley Emergency Training Services Center, and the Stanley-Sawtooth Chamber of Commerce. The Community Building also provides a meeting hall for all local groups that include people from all over the Sawtooth Valley.

In the early 1970's wealthy Nevada casino owner, Bill Harrah purchased many businesses and considerable land in Stanley. His vision for Stanley has made his Stanharrah Corporation the largest purveyor of services (restaurant, grocery, Lodging and service station) for tourists and locals alike in Stanley.

The development of the Sawtooth Pioneer Park was started in 1985. The park is situated on a 27.6 acre bluff overlooking the expansive meadows and pastures leading to the grand Sawtooth Mountain Peaks. Historically the park site was part of a 40 acre parcel of land deeded to the city by the Bureau of Land Management in 1978. A portion of this land has been used for the Stanley School District and also the Sawtooth Meditation Chapel. The City maintains the park through the option tax. In 1991 a new U.S. Post Office was constructed on Ace of Diamonds St. In 1992 the city hired its first year round officer to serve as a one man police force.

One of the major services provided in Stanley is that of the Stanley Airport. The Stanley airport established in 1959 has become one of the busiest in the state. Several charter air services provide flights to the numerous back country airstrips on central Idaho, foremost of which are the strips in the remote and famous Middle Fork of the Salmon in The Frank Church River of No Return Wilderness. The airport lies on land owned by the State of Idaho through the Department of Aeronautics and Idaho Transportation Department.

This is the history of Stanley, a city whose livelihood began with supplying miners with the basic necessities. It has grown into a city that still provides the necessities, but for a different purpose – for recreation and tourism. The City of Stanley still has gravel dirt roads & streets and most of its buildings are log which lends to its rustic, western color and early pioneering character. It is this unique and historical character that we wish to preserve.

BIBLIOGRAPHY for the History of Stanley:

Boice, Shirl C. Jr. City of Stanley Comprehensive Plan. September, 1976

Stanley, Idaho Tourism Development Plan Oct. 1989

Prepared by: Planmakers – Planning and Urban Design, Boise Idaho, John L. Bertram, Project Director

Stanley Gem Community Plan Nov. 1995

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**APPENDIX B: THE HISTORY OF THE RELATIONSHIP
BETWEEN THE CITY OF STANLEY AND THE SNRA**

Steve 1/20/20 6:29 PM
Comment: City Attorney believes that this information does not belong in the Comp Plan and recommends that the City deal with these legal issues if and when the Forest Service decides to legally assert its interpretation of its jurisdictional rights over the City of Stanley under the SNRA Act PL 92-400. Background information should be retained in city files.



Mountain Goat

**APPENDIX C: LETTERS ON FILE IN THE CITY OFFICE
CONCERNING JURISDICTION BETWEEN THE CITY OF
STANLEY AND THE SNRA**

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