

APPROVED

**City of Stanley
Council Meeting Minutes
May 11, 2017**

IN ATTENDANCE FOR THE CITY:

Mayor Herb Mumford, Council President Steve Botti, Councilmember Laurii Gadwa via telephone, Councilmember Mark Wilson and Councilmember Lem Sentz, all answered to roll call. City staff members included: City Clerk/Treasurer Cari Tassano, and Maintenance personnel Greg Wallace.

OTHER ATTENDEES:

Ellen Libertine, Matthew Turley, Sari O'Malley, Gary O'Malley, Diane Nini, Sharon Nelson, Sean Tajkowski, John Graham, BZ, Bill Hart, Peggy Hart, Ron Gillette, and Phil Enright

PUBLIC HEARING - Conditional Use Permit – Wollant, Doug – 541 Merritt Lane:

The Public Hearing was opened at 6:04 pm in the Stanley Community Room to receive comment of the proposed vacation rental in the Residential Zone B. Mayor Mumford asked the City Council if they had any opening comments, which there were none.

Testimony in favor:

Ellen Libertine is in favor of the rental unit; we can always use more housing.

Mathew Turley is in favor of the rental unit and wanted to listen to see how the process works because he plans on applying for a conditional use permit for a vacation rental on his property.

Sari O'Malley is in favor of the rental unit; we need more rentals in the area.

Gary O'Malley, chose not to speak, but is in support of the rental unit.

Neutral Testimony: None

Testimony in opposition:

Diane Nini is opposed, she already has one vacation rental on one side of her property; which has been in place for over 5 years now; just recently she has had a problem with this rental due to activity and noise, during this process she discovered that she does have a voice, and is in contact with the management company on the property. Nini is also concerned with the new application on Wollant's property (which is on the other side of her property), due to the fact that his home is concrete and she feels the noise can reverberate off the house.

Sharon Nelson is opposed with conditions, she feels that any vacation rentals in the area should help pay for the maintenance on the private road and should be a condition of the conditional use permit. Mayor Mumford suggested that the homeowners create a homeowner association to deal with these sort of issue.

Note: There have been several requests for a copy of the conditional use permit, which the City Clerk forwarded to all requestees. Other than the individuals that spoke in the public hearing, there were two additional letters in support of the permit.

ORIGINAL IN RED

The City Council did not have any closing comments. The Public Hearing is closed at 6:19 p.m.

CALL TO ORDER:

The meeting is called to order by Herb Mumford at 6:19 p.m.

AGENDA AMENDMENTS:

none

MAYOR COMMENTS:

The snow is melting slowly. The slow snow melt-age has been beneficial for our area and to this date there has not been any flooding. There will be an eclipse meeting tomorrow at 10:00 a.m.

COUNCIL COMMENTS:

Council President Botti has 4 things he would like to discuss:

Flood Map: Botti phoned the Army Corp of Engineer to see how they were doing with the base flood elevation map (that we have discussed in previous meetings). Funds are limited and will delay the delivery of this map, until 2018. However, they will be doing an aerial overflight of flood conditions in Blaine County and Botti let them know that this is something the City of Stanley would be interested in. They stated, that we need a disaster of declaration for our area, which we already have. Mike Graham and the Army Corp of Engineers will be having a meeting today regarding possible imagery for Custer County.

Per my conversation with Mike Graham, Custer County Emergency Manager: Botti inquired what happened to our request for disaster assistance; the request for the winter of 16-17 was denied by FEMA and there will also be no state help either (which was denied twice). The City will need to consider how these un-reimbursable expenses will be addressed within our budget.

Law Enforcement Contract: subsidized rental payments for the deputy sheriff, to the County. Contract needs to be amended, which will be discussed in our next council meeting.

Work Force housing - 4 acres down by the museum: there was an approximate boundary map included in the wilderness bill, in order for the transfer to happen the land must be surveyed. Botti reported on a preliminary meeting consisting of two councilmembers at the 4-acre site in April. According to the Forest Service there is a possibility we could adjust the boundary line, and if the boundary line is adjusted we would like it to include Geo – thermal areas and to exclude more of the old sewer ponds. The Forest Service would like us to indicate a site plan prior to them surveying the property. On May 30, 2017 @ 2:00 p.m., there will be a work session to discuss all of these possibilities.

CITIZEN PARTICIPATION:

None

COUNCIL ACTION ITEM LIST:

None

CONSENT AGENDA:

March 21, 2017 Special Meeting and April 13, 2017 Council Meeting. Payment approval Report – Unpaid and prepaid bills for April/May. Council President Botti moves to approve the Consent Agenda. Councilmember Sentz seconds. All approve. Motion passes.

LAW ENFORCEMENT:

The City Council is in receipt of the written report from the Custer County Sheriff's office. The Council acknowledges the report.

Consider paying housing stipend in full for FY2016-17, of \$1,500 – May-Sept:

Councilmember Gadwa feels whatever we can do to make it easier for the deputy to obtain housing, and as long as we are not paying more than what is committed for this fiscal year she is in favor of the payment. Council President Botti moves to approve the payment of the housing stipend to Custer County Sheriff's office in full for May-Sept (\$1,500.00), to be paid immediately. Councilmember Wilson seconds. All approve. Motion passes.

STREETS AND ROADS:

Pot holes are showing up, road work will be starting soon. John Graham commented on the great work Stanley Construction did on the winter streets and roads.

COMMUNITY BUILDING:

The Idaho Conservation League is requesting use of the community building with all fees waived or at a reduced rate on May 19th from 11:00 – 4:00 p.m. Councilmember Wilson makes a motion to approve Idaho Conservation League to use the community building with all rental fees waived, there will be a fee of \$150.00 for the security deposit, which is refundable. Councilmember Sentz seconds. All approve. Motion passes.

PIONEER PARK:

A.J. Silva Kite Festival is requesting use of the Ball Field and Picnic Area with all fees waived on Sunday, June 18th from 12:00-5:00. They are also requesting waiver of the open container ordinance 5.16.020 within Pioneer Park. Councilmember Gadwa makes a motion to approve waiving all the park rental fees and the open container ordinance within Pioneer Park. Council President Botti seconds. All approve. Motion passes.

Bike & Build would like to request use of the Pioneer Park ball field to camp overnight on July 23rd with all fees waived for their annual cross-country cycling trip. The question came up should camping be in the designated camping area. Council President Botti moves to approve their request, with camping being in the designated camping area. Councilmember Wilson seconds. All approve. Motion passes.

Ice Rink Fund raiser – Hockey Tournament – February 3-4, 2018: Phil Enright would like to oversee a Hockey Tournament at the Stanley Ice Rink. Councilmember Wilson moves to allow the Ice Rink fund raiser (Hockey Tournament) on February 3-4, 2018. Council President Botti seconds. All approve. Motion passes.

AD HOC COMMITTEES:

CEDA: none

Cemetery: squirrel abatement was requested. Councilmember Wilson makes a motion for squirrel abatement. Council President Botti seconds. All approve. Motion passes.

Code Review: none

Sawtooth Interpretive & Historical Association: all the naturalist are hired and on their way. The Lead naturalist is already here.

Groomer: None

Chamber of Commerce: Change to summer hours on Monday.

OLD BUSINESS/NEW BUSINESS:

Conditional Use Permit for a short-term vacation rental at 541 Merritt Lane in Residential Zone B: Council President Botti commented some concerns have been raised, but feels these are things that should be done in the policing of the contract. This is a new permit, and if someone sees a problem they need to notify the City, Custer County Sheriff's office or the management of the rental. Council President moves to approve Conditional Use Permit at 541 Merritt Lane. Councilmember Wilson seconds. All approve. Motion passes.

Conditional Use Permits – Extension of the following permits:

- a. Neil Bradshaw – 1 Merritt Lane – Residential Zone B
- b. Gary Smith – 315 Sawtooth Vista Lane – Residential Zone B
- c. Michelle Wetzel - 845 Critchfield – Residential Zone C
- d. Erich Hamm – 640 Critchfield – Limited Commercial – it was clarified by the Council, because of this property being in limited commercial, it is allowed to rent unit for a two-night stay.

Councilmember Wilson moves to extend conditional use permits for all the properties listed above (a-d) for a term of five years, if there are problems with any of the rentals than it will need to be addressed by the City and the extension for that housing unit could be reconsidered. Council President Botti seconds. All approve. Motion passes.

Special Use permit – RV – Temporary Housing – City of Stanley – 510 Eva Falls Ave: In the April 13, 2017 Council Meeting the Council approved to have an employee housing trailer parked at 510 Eva Falls once the Stanley Sewer Association permit is obtained and permitted, the Council authorized the City Clerk to purchase such permit immediately following the April meeting. Now that the permit has been issued the Council would like to finalize the special use permit process. Councilmember Gadwa makes a motion for the special use permit for temporary housing at 510 Eva Falls, with the understanding that the connection fee is to be paid by the occupant. Councilmember Sentz seconds. All approve. Motion passes.

Tiny House Cabin Resort presentation/request: Bill Hart owner of Meadow Creek Inn: Bill Hart gave a presentation by presenting a slide show of the tiny house cabins and then opened it up to questions and gave a description of what was being proposed. Currently MCI has 6 rooms, these rooms have been sold and will be removed some time this year. Replacing the 6 rooms will be 10 tiny house cabins. Hart explained, that he will retain ownership of the property, the land will be leased to each owner of the tiny cabins, the lease term will be 20 years, each unit will be tied down on its own pier and beam semi foundation and there will be CC&R's created. The owners of the tiny cabins cannot live in the cabins as a permanent residence and all units will be put in a rental pool and a management team will manage the units. Because this is all new territory on how these tiny cabins/homes are classified there was lengthy discussion by the City Council and several questions were asked, the council will need to research this classification and determine if it is allowed in the commercial zone. The Mayor and the City Council explained to Hart that the first step would be to submit a building permit, then it will be determined what the next step would be.

Stanley directory sign – Review or approval of drawings: It was decided that Councilmember Mark Wilson and the City Clerk will produce a new draft with the green highlights for the City Councils approval.

Option Tax Financial Support Request – Chamber of Commerce - \$5,000: Council President Botti moves to approve the third quarter option tax payment; payment is to be paid in the month of June. Councilmember Wilson seconds. All approve. Motion passes.

SVG annual Summer Concert – July 27-29, 2017: Councilmember Gadwa makes a motion to rescind her motion on April 13, 2017 Council Meeting, for the approval of the SVG event. Council President Botti seconds. All approve. Motion passes.

Councilmember Wilson makes a motion to approve SVG large event contract in Pioneer Park and approves SVG additional requests with these noted changes: 1. There will only be 1 tent space allowed on the ballfield behind the vendor booths. 2. Artist will not be allowed to camp in the Picnic area 3. Music will not be allowed on Thursday (7-27-2017). Council President Botti seconds. All approve. Motion passes.

Mountain Village Resort R.V. and tent camping proposal – June/July/September dates in 2017: These dates are additional dates that are being requested in 2017, the original request was back in May 12, 2016, for dates in August 2017. Council President Botti moves to approve Mountain Village proposal for the additional dates for 2017. Councilmember Sentz seconds. All approve. Motion passes.

2017 Custer Telephone Cooperative, Inc, Donation of \$250.00 allocation: Councilmember Gadwa makes a motion to rescind her motion on March 21, 2017, Special Meeting, for the donated funds going to the AJ Silva Kite Festival. Councilmember Sentz seconds. All approve. Motion passes.

Councilmember Gadwa makes a motion to donate the funds to the snow removal costs in the winter of 2017, due to our extraordinary snow removal burden. Council President Botti seconds. All approve. Motion passes.

BUILDING PERMITS APPROVED BY CITY CLERK:

None

BUILDING PERMITS/CITY COUNCIL APPROVAL:

Building Permit #875 - MTE – Fiber Optic Lines: Councilmember Gadwa moves to approve building permit #875 for installation of fiber optic lines. Councilmember Sentz seconds. All approve. Motion passes.

Building Permit #876 - Hosac, Ken – Roof Replacement – Addition of Roof Overhang: Councilmember Gadwa Moves to approve building permit #876 with the reduced fee of \$20.00 for the roof replacement and the addition of the roof overhang. Council President Botti seconds. All approve. Motion passes.

Building Permit #877 - Libertine, Ellen – 207 Wall Street - out building/moving to use as storage shed – requesting reduced fee, Resolution #73 – outbuilding over 250 Square feet: Councilmember Wilson makes a motion to approve building permit #877 with the reduced fee of \$20.00. Councilmember Sentz seconds. All approve. Motion passes.

Building Permit #878 - Masoner, Ken – Roof Replacement: Councilmember Gadwa Moves to approve building permit #878. Councilmember Wilson seconds. All approve. Motion passes.

Building Permit #879 – Diamond in the Rough, LLC – 745 Ace of Diamond Street – New Fences/Existing Fence: Councilmember Gadwa moves to approve building permit #879 with

the condition that any fence put on the property line needs written approval from the adjacent home owner. Council President Botti seconds. All approve. Motion passes.

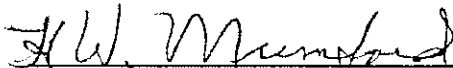
CITY CLERK REPORT: (City Clerk/Treasurer Cari Tassano)

City Clerk let the council members know that there will be a there will be PERSI Training class on 5/23/17 at 2:00 p.m. for City employees, at the City Office. The Council decided it was necessary to change the regular council meeting date for the June meeting to June 20, 2017, at 6:00 p.m., The city clerk announced she will be at the Mountain West Conference on this date, and will be unable to attend the meeting. It was decided that Councilmember Gadwa will keep written notes on the meeting.

EXECUTIVE SESSION IC67-2345 (1) (A): Discuss possible prosecution coverage. The Council decided that there was not a need to have an executive session tonight. The group discussed prosecution coverages in the area and the fact that there is a new Custer County prosecutor.

ADJOURNMENT:

Mayor Herb Mumford adjourns the meeting at 8:16 p.m.



Herb Mumford, Mayor

ATTEST: 

Cari Tassano, City Clerk

