

**City of Stanley
SPECIAL MEETING/TOWN HALL MEETING
May 23, 2016**

IN ATTENDANCE FOR THE CITY:

Mayor Herb Mumford, Council President Steve Botti, Councilmember Laurii Gadwa, Councilmember Mark Wilson, Councilmember Lem Sentz, and City Clerk/Treasurer Cari Tassano.

OTHER ATTENDEES:

John Graham, Michelle Wetzel, Jim Wetzel, Tim Cron, Becky Cron, Celina Moreno, Melinda Hadzor, Kelly Kerns, Jennie Stephenson, Mike Stephenson, Ron Pumphrey, Ellen Libertine, Sean Tajkowski, and Wes Hutchins.

CALL TO ORDER:

The meeting is called to order by Mayor Mumford at 6:03 p.m.

Stanley Baking Company at 250 Wall Street - parking and safety options:

Mayor Mumford prepared a handout listing four options; he read the options and gave a description on each:

- Option 1a- provide adequate off-street parking
- Option 1b- purchase or lease additional property
- Option 2a & 2b - change zoning
- Option 3a - build out parking on Wall Street
- Option 3b - City building out parking
- Option 4 - do nothing

Please see attached for a full description.

Mayor Mumford asked if there are any other options we should be considering.

Michelle Wetzel suggestion is:

- a. Limit the customer space that is currently being used
- b. Put parking where they have outdoor space, i.e. where the decks are located

Wetzel feels we need to stick with how we can make SBC come into compliance with the ordinance because she feels none of these solutions help any of the neighbors. She further states that she brought up this issue back in November. Wetzel commented that this problem occurred before on the Stanley Town Square building project.

Melinda Hadzor: Hadzor is very concerned about the high speed traffic and people not stopping at the stop signs at the intersection on Wall Street and Ace of Diamonds and would like to have the dips in the road deeper. Hadzor went on to say she feels the Council has set a standard in this town and feels it should be upheld for everybody. Hadzor stated that the only reason she feels parking is an issue is because of the large vehicles that park on the City streets (RVs, and vehicles with trailers). Hadzor emphasized that safety is what really worries her.

Sean Tajkowski: lives across the street from the SBC Property and does not feel the parking is an issue, in fact it does not bother him at all, he thinks the main concern is the

safety issue with the speed of cars traveling on Wall Street. Tajkowski continues to state that the SBC closes at 2:00 p.m., and the parking goes away, and then in the afternoon, he sees the same parking congestion downtown on Ace of Diamonds. Tajkowski points out that many individuals that have spoken today are out of compliance in this town, and he says the SBC is trying to do the right thing and they have always tried to do the right thing. Tajkowski pointed out that this is all over 3-4 parking spots that were lost by the addition built by the SBC, he feels everyone needs to stop complaining, he goes on to say that the SBC does great things for every business owner in Stanley and further emphasizes that all the businesses create parking problems; this is simply a fact of living in the downtown corridor and that the parking has not changed since the day the Stephenson moved in, and this problem only occurs 3 months out of the year.

Ellen Libertine: John Graham explained the history of the limited Commercial zone at Libertine's request, Graham was on the City Council when this zone was created. Libertine asked why is every business on the west side of Wall Street in the commercial zone, but the SBC. John explained that the property on 250 Wall street was originally on Critchfield street and then the property was split and that is when the SBC property was turned to face Wall Street. John Graham feels it could be fixed by re-zoning the property, but we would still need to consider parking and safety issues. Libertine feels this is more about the City Council than it is about the SBC. Libertine says there is not a problem with the parking, it is the safety. In the last four days' she has seen people zooming through the stop signs at the intersection of Wall Street and Ace of Diamonds. Libertine would like to see the delivery truck location moved from the alley to the front of the business.

It was asked by an individual, what is the change on this piece of property after so many years. Mayor Mumford stated that the ordinance says you have to have off street parking; the off street parking must consist of 1 parking spot for every 25 square feet of customer space. He went on to say that no business at this location has ever had a conditional use permit. Both Councilmember Gadwa and Council President Botti have extensively gone through the City files and there is no record of a conditional use permit ever being applied for or issued, there is also no record in any of the meeting minutes. Council President Botti stated that when the Cosby's submitted building permit #537 in 1999 there was a note written on the request that says, a parking plan is required; there is no record showing that a parking plan had ever been submitted; which would require a conditional use permit. The City has also contacted the Challis Messenger to see if a public hearing was ever published for a conditional use permit on the bakery property and they also have no record of any such notice ever being published.

Mayor Mumford reads a letter by Jack and Wendy Stevenson (they were unable to attend the meeting tonight), in support of SBC.

Tim Cron (owner of SBC): Cron said they do not know what the exact answer is but are willing to work with the City and the community to come up with a workable solution to this problem. They want to be compliant with the City Code. Cron purchased the property in 2003-2004 and there was never any mention of a conditional use permit being required. Cron states that they were unaware of the ordinance requirement for off street parking and did not realize there was a problem until they were ½ way through construction (2015-2016). In order for Cron's business to be able to succeed it was necessary to build the addition. He goes on to say in order for us to abide by the zoning requirements we would need approximately 50 off street parking spaces. It is not feasible at SBC to have 50 parking spots.

Mayor Mumford: Acknowledged we missed the opportunity to address the parking issue when the building permit was submitted. Mayor Mumford pointed out that no other previous Council or Mayor in the last 16 years has ever addressed the parking problem with the SBC property and they did not realize that prior administrations had never required any of these provisions prior to the building permit application. Mayor Mumford pointed out that the Stanley Town Square did supply parking as required when this was brought up by Michelle Wetzel and that the City did talk to SBC back in November, and at the time confirmed the setbacks and discussed the cold entry.

Jim Wetzel: feels we need to abide by the ordinances and zoning requirements and does not think it is right for one business not to abide.

Mike Stephenson: Stephenson informed Cron he feels the parking is a problem, even though others only think it is only a safety issue, he also has a problem with the delivery trucks parking in the alley so early in the morning. Stephenson asked the Mayor to repeat his words about the council missing the opportunity to enforce the zoning requirements when the building permit was submitted by SBC. Stephenson has no issues with the SBC and is not trying to shut them down. According to Stephenson this is about the fact that SBC were issued a building permit by the City Council and he feels that the permit should have never been issued and feels the City Council made it worse by doing so. Stephenson questions what happens next? Stephenson wants to know if the SBC will be applying for a conditional use permit?

Becky Cron (owner of SBC): asks if we install parking, will it solve the issue?

Council President Botti: does not think the building permit is the issue. Botti points out If we could go back 8 months, we would have had a different discussion prior to approving the permit, but even if we had, the situation at that time would still have been that the SBC has never been in compliance (no conditional use permit and no parking plan). The City inherits these problems, maybe it was made worse by issuing a new building permit, but the point is, it was not the cause of the problem and we cannot rescind what was approved. The situation with the SBC goes back 16 years and has never been addressed. We cannot turn the clock back and we need to come up with a reasonable solution.

Wes Hutchins: inquired about the zoning requirement in commercial vs. limited commercial and the four options that were presented tonight, which were discussed further.

Kelli Kerns: States the parking is a problem for all the businesses in Stanley.

It was agreed by everyone that the group would like to have the safety issue on Wall Street put back on the agenda for an upcoming meeting and in the meantime, would like to see the dips in the road made deeper to slow traffic down on Wall Street. Of course, the community wants to see more law enforcement.

ADJOURNMENT:

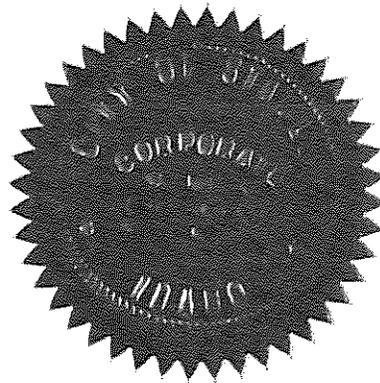
Mayor Mumford adjourns the meeting at 7:39 p.m.

ORIGINAL IN RED

H.W. Mumford
Herb Mumford, Mayor

ATTEST: Cari Tassano
Cari Tassano, City Clerk

Noted Attachments:
list of four options for the SBC
Letter of support from Jack and Wendy Stevens



ORIGINAL IN RED

OPTIONS

I. Force Stanley Baking Co. to provide a solution to the lack of off-street parking problem

- A. Provide adequate off-street parking on the property per the SMC 17.20.020 B.2.a (not physically possible)
- B. Purchase or lease additional property in the immediate vicinity to be used for parking to provide the number of off-street parking spaces per SMC 17.20.020 B.2.a and permit a variance on this basis for the conditional use permit. (Stanley Baking Co. could voluntarily do this, but the City cannot force them to do this.) In addition to the obvious issues, given a long history of no conditional use permit for the property and its businesses, the City Attorney has advised that this is not a viable option to force action.

II. Change Zoning to reduce current extent of "Limited Commercial" Zone

- A. Consider changing 250 Wall Street and other properties from Limited Commercial to Commercial.
 - a. Consider reducing the Limited Commercial to mainly just those properties on Critchfield that are already in Limited Commercial. (not Spot zoning).
 - b. Follow the process for changing zoning including appropriate public hearings, etc.

III. Do something in the near term to improve the parking and/or traffic issues in the immediate area of 250 Wall Street.

- A. Build-out parking on Wall Street from Ace of Diamonds intersection to the south property line of 250 Wall Street (projected across Wall Street) using private funds but building to city requirements (precedent is the Stanley Town Square which paid for build-out of parking on Niece to city requirements to improve on-street parking) and permit a variance on this basis for the conditional use permit.
- B. Consider build-out of parking on Wall Street using some city funds which would require considering this as a budget item for 2017 or later.

IV. Do nothing. Keep the status quo. Let the Stanley Baking Co. continue to do business and continue with the current parking and traffic during the peak summer months.

ORIGINAL IN RED

May 22, 2016

To: the Mayor of Stanley, the City Council of Stanley, and all folks attending this meeting. This letter is from Jack and Wendy Stevens, who could not attend this meeting.

It is our understanding that The Stanley Baking Company, in increasing its facilities, has caused concern among some Stanley folks because several parking places were eliminated and that the new owners had not gotten the correct permits from the City Council.

It would seem there are people who would like to see the bakery go out of business by forcing them into an impossible position, as it is now impossible for the City to issue the proper permits. We very much hope that this is not true.

Further, it is our understanding that the original bakery was built in 2000, and that the present owners acquired the property in 2004. It is also our understanding that the original structure did not have the proper permits, and that when the present owners acquired the property in 2004, neither the Mayor nor City Council notified or required the new owners to get additional permits. As a matter of fact, since 2004 there have been numerous Mayors and City Councils, and NO ONE has brought up this issue with the present owners. It would seem, then, that if there is some blame in this situation, all of the folks who were Mayors and/or Council members from 2000 to 2016 must share a portion of the blame.

Look at what the Bakery has done for Stanley.....it is one of the most popular eateries for breakfast and lunch. Think of how many people who have eaten at the Bakery have also been customers of other businesses in Stanley.....motels, other restaurants. Grocery stores and gas stations and a variety of other Stanley businesses.

ORIGINAL IN RED

2.

Think of the amount of money the Bakery has contributed to the option tax.....which we all know is Stanley's lifeblood...

On a moral level....of pure right and wrong....the present owners have "worked their butts off" to make the Bakery as successful as it is. They have gone into considerable debt to buy and then enlarge the business, counting on the continued good will of the folks in Stanley AND REMEMBER.....these owners were completely unaware of the need for additional permits.

In our view, to see them forced out of business would be a black mark against Stanley that will never be removed. In addition, we feel that those persons who want to see the Bakery out of business need to look deeply into their souls and motivations. What harm has the Bakery caused them personally? Why wasn't this issue brought to the Mayor and Council's attention YEARS AGO? Why is it an issue now, since going back to 2000, the bakery never had a proper permit or off-street parking plan. Why didn't former Mayors and Councils make it an issue? What is their responsibility in this matter?

We hope that all folks who hear this letter will think carefully. Is this long-forgotten issue worth destroying all of the hard work and effort that the present owners have put into the Bakery?

Stanley stands at a crossroads.....We hope that folks will take the high path of being helpful, not the low destructive path. Our fellow citizens can work together so that we all can take pride in our helpful and supportive efforts when all is said and done.

The history of the West has always been to "help your neighbor". Here's a great opportunity to prove that Stanley really believes in helping, not hurting, our neighbors.

Sincerely,

Jack Stevens

Wendy Stevens

ORIGINAL IN RED