

**APPROVED**

**City of Stanley  
Special Meeting  
November 6, 2017**

**IN ATTENDANCE FOR THE CITY:**

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

**OTHER ATTENDEES:**

Evan Roth - Sawtooth Law Offices (by phone), Bill Hart, Peggy Jurgens, Alison Beechert, Michelle Wetzel, and Keith Reese.

**CALL TO ORDER:**

The meeting is called to order by Mayor Mumford at 11:12 a.m.

**POSSIBLE CODE FOR THE IMPLEMENTATION OF TINY HOUSES:**

The following things were discussed:

- Tiny house Park and Tiny house dwellings need to have separate definitions.
- Tiny house permanent placement means placed on a pier and beam foundation with power, sewer and water hookups.
- Loft – to use the definition in the current international residential code, currently using the 2012 addition.
- Porches – are to be a permanent part of the structure.
- Tiny houses are to conform to the provision of the International Dark Sky Association.
- Lighting, landscaping and fencing proposal must be approved as part of the building permit.
- In Residential "C" Zone, Park Model Recreational Vehicles have different requirements.

The group discussed the lot size and square footage requirements in length. Evan Roth pointed out if you have a permanent tiny home/park model recreation vehicle on a lot not less than 4,000 square feet with a minimum lot width of 40', and a building footprint of 400 square feet (size of tiny home) you are only using 10% of the actual lot size to build on and he thinks this would not be conducive for any tiny home project. The City Council considered Triangle "C" current rentals: there are 10 cabins, on approximately 1 acre, these units are 12' to 20' apart. Roth feels this project is a good comparison. The Hart's are requesting to install 9 units, not less than 3,000 square feet for each unit, with a minimum lot frontage width of 30'. The Council was unsure of the exact square footage and minimum lot width they were willing to approve and needed more time to consider what the appropriate size should be for all tiny home projects within the City of Stanley.

City Council took a break at 1:04 p.m.

Meeting reconvened at 1:11

**ORIGINAL IN RED**

**POSSIBLE CODE REVIEW CHANGES:**

The group went through each item as discussed in the previous meeting on November 1, 2017, there were only a few potential changes:

- Parking – the hours were decided to be between 12:00 p.m. and 6:00 a.m., between these hours parking with the engine idling will not be allowed.
- Camping – every 60 day you can camp for 5 consecutive days or 15 cumulative days, starting at the beginning of your stay, on private property.
- Signs – Mark Wilson will form a committee for sign review; he will approach Jane McCoy, Rachel Zero, Mandy Clark, Lem Sentz and Phil Enright to see if they would like to be on the committee.
- Temporary Vendor Licenses: each special circumstance will have to be addressed by the City Council and the council will decide on a case by case basis if the Temporary Vendor Licenses is waivable.
- Variance – will add a clause to the current code as per the suggestion of our City attorney to more closely recognize the state definition.

**Recreational Vehicles 17.44.080:**

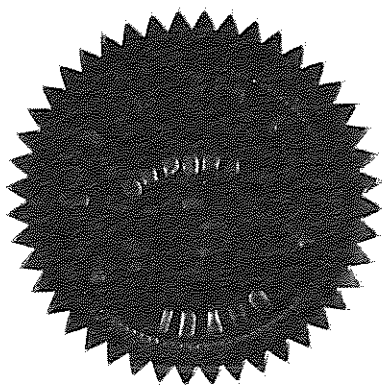
Michelle Wetzel asked if the council could consider changing this code for Residential C to allow rent of a recreation vehicle by the night at any time (12 months) verses for only a few months out of the year.

**ADJOURNMENT:**

Mayor Mumford adjourns the meeting at 1:45 p.m.

  
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Steve Botti, Council President

ATTEST:   
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Cari Tassano, City Clerk



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