

**CITY OF STANLEY
PUBLIC HEARING/SMC TITLE 15
March 13, 2014**

The public hearing is called to order at 5:10 pm on Thursday, March 13, 2014, in the Stanley Community Room.

IN ATTENDANCE FOR THE CITY: Council President Steve Botti, Councilmember Laurii Gadwa, Councilmember Lem Sentz, Councilmember Melinda Hadzor, and City Clerk/Treasurer Cari Tassano. Mayor Herb Mumford was absent due to unforeseen circumstances.

OTHER ATTENDEES: Gary O'Malley, Jennifer Hettum, Selma Lamb, Charlie Thompson, Narissa Campbell, Rebecca Arnold, Jim Wetzel, Michelle Wetzel, Anna Means, Gary Gadwa, JC Anderson, Steven Kingslien, Jane McCoy, Greg Wallace.

CALL TO ORDER: The meeting is called to Order by Council President Botti at 5:10.

SPEAKING IN SUPPORT OF:

Jack Stevens via telephone call to Council President Botti.

NEUTRAL:

Charlie Thompson and Gary O'Malley.

OPPOSED TO:

Selma Lamb, Nerissa Campbell, Neustaedter letter read by Selma Lamb, Jennifer Hettum, Libertine and Beechert letters read by Jennifer Hettum, Rebecca Arnold, Michelle Wetzel, and Jane McCoy.

Selma Lamb read letter sent by Mr. Neustaedter, opposed to 15.04.020.

Jennifer Hettum is not a property owner, but was asked by Ellen Libertine and Allison Beechert to represent them and read portions of their letters. General objections are to 15.04.040 and 15.04.050.

Rebecca Arnold opposes: 15.04.010 added language; permittee "shall" follow good engineering and architectural practices, she feels this is a backdoor way of requiring engineering drawings because of the use of the word "shall". 15.04.030 new language that was added, applicant to supply to City Clerk with copies of other required permits and approvals, she does not like this language, nor does she like the sentence prior to this sentence, she feels it's up to the owner to comply with Federal and State laws. 15.04.020; she feels language in the first paragraph is requiring engineering drawing and certification. 15.04.040 allows any person to file an appeal if they are not happy with the project; she feels that whole section needs to be thrown out. 15.04.050 change misdemeanor to infraction. 15.04.060 she is not happy with the last sentence defining start of construction. She would recommend and request not passing this ordinance.

Jane McCoy has many of the same concerns: 15.04.020 she feels the same way as the rest of the preceding opposing views. 15.04.010 the sentence, permittee shall follow "good" engineering and architectural practices, the word "good" can be interpreted in many ways. 15.04.040 she is worried about the appeal process also.

APPROVED

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Michelle Wetzel her oppositions are the same as all the other complaints.

SYNOPSIS:

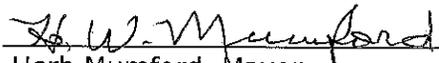
The general objection was to the 15.04.020, the projects effects and impacts on adjacent properties, and 15.04.050 the inclusion of misdemeanor language.

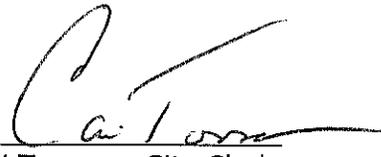
CONCLUSION:

Roll call was called by City Clerk Cari Tassano to confirm the presence of all council members. Council President Botti - here, Councilmember Sentz - here, Councilmember Hadzor - here, Mayor Mumford was not in attendance.

Council President Botti pointed out that some points not addressed will come up in regular meeting.

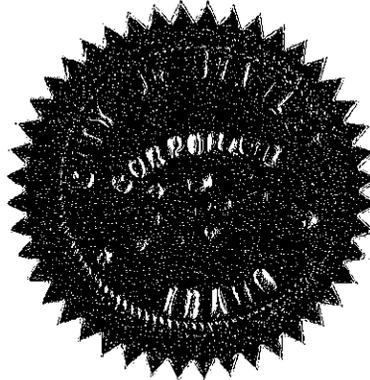
Council President Botti adjourns the meeting at 5:52 p.m.


Herb Mumford, Mayor

ATTEST: 
Cari Tassano, City Clerk

Noted attachments follow:

- Draft of Building Permit
- Letter from Richard Neustaedter
- Email from Ellen Libertine
- Letter from Michelle Wetzel
- Letter from Alison Beechert
- Email from Nerrissa Campbell



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ORDINANCE NO.
BUILDING PERMITS

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AN ORDINANCE OF THE CITY OF STANLEY, CUSTER COUNTY, IDAHO:

AMENDING TITLE 15, CHAPTER 15.04: BUILDING PERMITS, DEFINING STRUCTURAL ALTERATIONS THAT REQUIRE A PERMIT, LISTING ACTIONS EXEMPT FROM A PERMIT, ~~REQUIRING ENGINEERING CERTIFICATION FOR PUBLIC AND COMMERCIAL BUILDINGS,~~ REQUIRING CITY APPROVAL FOR CONSTRUCTION CHANGES DURING THE PERMIT TERM, SPECIFYING COORDINATION REQUIREMENTS FOR PROJECTS REQUIRING PERMITS OR APPROVALS FROM MULTIPLE ENTITIES, CLARIFYING REQUIREMENTS FOR PERMIT APPROVAL BY THE CITY'S AUTHORIZED REPRESENTATIVE, CLARIFYING PENALTY PROVISIONS, AND CHANGING THE TERM OF A PERMIT.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF STANLEY, IDAHO, AS FOLLOWS

SECTION:

- 15.04.010: Required
- 15.04.020: Application
- 15.04.030: Council Shall Act
- 15.04.040: Review
- 15.04.050: Enforcement
- 15.04.060: Term, Expiration and Renewal

15.04.010: REQUIRED: No building shall be constructed, erected, or altered structurally, nor shall any lot be excavated for sidewalks, sewer, water, septic tanks, roads, or any other purpose, nor shall fill be placed on any lot, nor shall any lot be cleared, or fenced unless a building permit therefore has been issued by the city council or its authorized representative. Structural alterations subject to permitting shall include any changes to the building footprint, or changes to the exterior appearance of the structure that are subject to the building appearance and materials requirements covered in Title 17 of the Stanley municipal code. Actions exempt from the building permit process include gardening and raised garden boxes, ground-level patios, maintenance and repair on existing roads and driveways, movable storage sheds less than 150 square feet that comply with zoning and building appearance regulations, fence replacement or maintenance if construction is substantially the same as the current fence and otherwise meets requirements of the Stanley Municipal Code, landscaping that does not substantially alter the terrain, sprinkler systems, and playground equipment that is moveable and not permanently anchored. The issuance of a building permit by the city does not imply or guarantee the safety, suitability, or structural adequacy of buildings, building pads, retaining walls, fill, or natural terrain for meeting structural support requirements for buildings. Permittee shall follow good engineering and architectural practices relating to the construction of new commercial and public buildings, and fill compaction for structural support and for preventing collapse and/or erosion of

Draft

fill not used for structural support. Provided, however, no building permit shall be necessary for repairs to previously installed utility lines such as telephone, sewer, or water; said repairs shall be limited to restoration of the line to proper working condition and shall not include any expansion or extension of said lines. ~~All permits shall issue only in conformity herewith and shall be valid only for a period of one year thereafter.~~ Changes to the proposed use or construction specified in the original approved permit that occur during the term of the permit shall require approval by the City of Stanley. Prior to initiating such changes, the applicant may be required by the City Council to submit an amended application for review and approval. ~~Building permit fee costs shall be established by city council resolution.~~

15.04.020: APPLICATION: Applications for building permits shall be submitted in the form specified by resolution of the city council and shall be accompanied by the application fee, a drawing showing the location of the proposed project on the applicant's property and the location of the property in the city, building plans and specifications, and proof of approval of the proposed project by the appropriate fire department and the appropriate sewer district or state health department. Applications which do not contain all of the foregoing shall not be considered complete. Development and construction drawings and technical support material shall be to scale or otherwise in sufficient detail to allow a technical or engineering review to determine the project's effects and impacts on adjacent properties and whether the proposed development complies with all zoning requirements. Applicant is responsible for obtaining required permits and approvals from all Federal, State and local agencies and departments with jurisdiction covering the proposed building permit actions.

- A. Multi-family dwellings shall require a plan for permanently maintained off-street parking. This plan shall provide for a minimum of one parking space for each living unit, and will use a formula that will allow for seventy percent (70%) of the parking lot to be used for parking and circulation, and the remaining thirty percent (30%) of the parking lot space to be used for snow storage.
- B. Multi-family dwellings shall require a site plan showing all existing and proposed buildings and outbuildings, as well as the proposed number of parking spaces to be constructed, showing snow storage areas, and showing entrances and exists to public streets (Ord. 184, 2-10-2011).

15.04.030: COUNCIL SHALL ACT: The city council shall act upon all applications for building permits within a reasonable time following the completion of the application, considering the complexity of the proposed project. In no event shall the council be required to act prior to the thirtieth day following submission of a complete application for a building permit, however, the council may act within the thirty (30) day period if it so desires and if action within that period can be reasonably taken. The Council may approve a building permit application contingent upon the applicant obtaining required permits and approvals from all Federal, State and local agencies and departments with jurisdiction covering the proposed building permit actions. For contingent approvals, the applicant shall provide the City Clerk with copies of other required permits and approvals. By resolution, the council may designate an authorized representative to act upon all building permit applications that, in the representative's judgment, clearly comply with all building and zoning requirements of the Stanley Municipal Code. The Council's representative may, for any specified reason, request that the city council

review and act upon any building permit application, and the Council may, at its discretion, choose to act on any application.

15.04.040: REVIEW: Any person adversely affected by the issuance or denial of a building permit by the City Council's authorized representative may appeal the administrative decision to the City Council by filing a notice of appeal with the City Clerk within ten (10) days from the date of the administrative issuance or denial of the building permit.

- A- The city shall fix and establish a time, date, and place of hearing within thirty (30) days from the date of the receipt of notice and cause a copy of the notice of hearing to be mailed to the appealing and affected parties. At the hearing the Council may, by a majority vote, affirm, annul, or modify the action of the city. If the actions of the city are modified or annulled, a permit shall be issued accordingly.
- B- Appeal Procedure. The Council may receive all evidence on appeal, in accordance with the following procedure:
1. The Council's authorized representative shall present background information on the project in question, including relevant code sections and their interpretation. The Council may ask questions during or after each presentation.
 2. The applicant shall be allowed to present any information or applicable code sections to support a reversal of the authorized representative's decision. The applicant shall have up to twenty (20) minutes to present such evidence.
 3. The chair shall open the hearing to receive public testimony. Each person wishing to provide public testimony shall be given up to five (5) minutes to do so.
 4. Following the close of public testimony, the authorized representative shall be allowed up to ten (10) minutes for rebuttal.
 5. The applicant then shall have up to ten (10) minutes for rebuttal and any final comments.
 6. The chair may allocate equivalent additional time to the applicant and the authorized representative if the clarity of the issue at hand can be enhanced by receiving additional testimony.
 7. Thereafter, the Council may deliberate and render a final decision by a role call vote, may request more information before a final decision is made, or may take the matter under advisement and reconvene at a reasonable time not to exceed fifteen (15) days to make their final decision. The final decision shall be in writing and a copy provided to the applicant and any parties of record.
- C. An applicant denied a permit or aggrieved by a decision of the city council may seek judicial review under the procedures provided by Idaho Code and any amendments thereto. (Ord. 184, 2-10-2011).
- D. A permit being appealed is still valid until rescinded. The holder of a permit being appealed may initiate construction under the permit, but proceeds at his own risk.

15.04.050: ENFORCEMENT: No owner or agent of owner shall construct, use or occupy any building, structure or improvement upon real property in violation of this chapter. The landowner, tenant, subdivider, builder, or any other person who commits, allows, participates in,

or maintains such a violation, shall be found guilty of such a violation. The provisions of this chapter shall be enforced in the following manner:

- A. A violation of this chapter shall be a misdemeanor ~~punishable by a fine of not to exceed one hundred dollars (\$100.00), or imprisonment in the county jail for a period not to exceed six months, or both. A person shall be guilty of a misdemeanor in any case where:~~
1. Any violation of any of the provisions of this chapter exists in any building or in any other structure or on a tract of land; and
 2. An order to remove any such violation has been served upon the owner, general agent, lessee or tenant of the building, other structure or tract of land (or any part thereof) or upon the architect, builder, contractor or any other person who commits or assists in any such violation; and
 3. Such persons shall fail to comply with such order within ten (10) days after service thereof.

Each day that a violation continues from the date of its creation or initiation shall constitute a separate criminal offense.

- B. Any person convicted of a violation of this Title, without regard to the form of the judgment, shall be subject to fine and/or imprisonment up to but not exceeding the maximum penalties set forth in sections 18-113 and 50-302, Idaho Code, as may from time to time be amended and/or retitled. Either or both such fine and imprisonment may be imposed; and in addition thereto, any person so convicted shall pay costs as the court may assess.

- C. Failure To Obey Citation For Misdemeanor:

1. In addition to the aforementioned penalties provided herein, it shall be unlawful for any person to fail to appear in court at the time promised on a misdemeanor citation or to fail to appear at the time indicated on a misdemeanor citation served upon the defendant or to fail to appear at the time indicated on a misdemeanor summons served upon the defendant, regardless of the disposition of the underlying charge upon which such citation or summons was originally issued.

2. The duty to appear in court at the time indicated in a misdemeanor citation or summons may be complied with by an appearance by counsel in the manner prescribed by rule of the Supreme Court.

4. Violation of the provisions of this subsection shall be a misdemeanor.

- ~~B.D.~~ In addition to the foregoing, appropriate actions and proceedings may be taken at law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, to prevent illegal occupancy of a building, structure, or premises, and these remedies shall be in addition to the penalties described above.

E. ~~G.~~ Nothing herein shall be construed as preventing any private citizen from pursuing any available civil remedy for the prevention of any activity which constitutes a violation of this chapter.

F. ~~D.~~ The mayor, the building inspector or their duly authorized representative are hereby empowered to cause any building, other structure or tract of land to be inspected and examined, and to order in writing the remedy of any condition found to exist therein or any threatened violation of any provision of this chapter; said order may include a requirement that all work on the project cease immediately until the condition has been remedied. After any such order has been served, no work shall proceed on any building, other structure or tract of land covered by such order, except to correct or comply with such order. Service of such order shall be deemed complete for all purposes upon posting the notice upon the subject property and mailing of the notice to the permittee at the address shown on the building permit application or by personnel service as set forth below.

~~E.~~ A person shall be guilty of a misdemeanor in any case where:

- ~~1.~~ Any violation of any of the provisions of this chapter exists in any building or any other structure or on a tract of land; and
- ~~2.~~ An order to remove any such violation has been served upon the owner, general agent, lessee or tenant of the building, other structure or tract of land (or any part thereof), or upon the architect, builder, contractor or any other person who commits or assists in any such violation; and
- ~~3.~~ Such persons shall fail to comply with such order within ten (10) days after service thereof.

G. ~~F.~~ In addition to any of the foregoing remedies, the city attorney, acting on behalf of the city may file an appropriate action to restrain any violation of this chapter.

~~G.~~ Any person, firm or corporation violating any provision of this chapter, upon conviction thereof, shall be fined not more than one hundred dollars (\$100.00) for each offense or by imprisonment in the county jail for a period of not more than thirty (30) days or by both such fine and imprisonment. Each day during which the illegal erection, construction, alteration, maintenance or use continues may be deemed a separate offense.

H. This chapter shall not be construed to hold the city of Stanley responsible for any damage to persons or property by reason of the inspection or reinspection authorized herein or failure to inspect or reinspect or by reason of issuing a building permit as herein provided (Ord. 184,2-10-2011).

15.04.060: TERM, and EXPIRATION AND RENEWAL: Building permits shall be valid for a period of twenty-four (24) twelve (12) months from the effective date of the permit approved start date, except that commercial construction of over ten thousand (10,000) square feet may be issued a building permit for up to three (3) years. All exterior construction work on the permitted project must be completed within the term of the building permit, or the applicant shall apply for a new permit. Permit applications must identify the ultimate construction objective of the building project. Individual permits shall not be issued for incremental phases of a building

project. The start date of the permit may not be more than six months from the application date. Actual start of construction, repair, reconstruction, placement, or other improvement must occur within one hundred and eighty (180) days of approved start date or the permit will be revoked and a new permit must be applied for. The actual start of construction for projects involving building construction or alteration means either the initiation of a permanent structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of fill or excavation; or the placement of a manufactured home on a foundation. The actual start of construction for projects involving building construction or alteration does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets, roads, and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms.

A. *(Deleted)*

B. *(Deleted)*

~~C.A. All building permits which are unexpired and in full force and effect at the time of the passage of this chapter shall be reissued as a new permit under this chapter, with the right to all renewals provided herein, provided the permittee files an application for such reissuance in writing with the city clerk prior to the expiration date of the existing permit and concurrently pays any reissuance fee established by the council. subject to the original terms of issuance.~~

~~D.B. The council may, from time to time establish the fees contemplated herein by resolution (Ord. 184, 2-10-2011). Building permit fee costs shall be established by city council resolution.~~

ORIGINAL IN RED

City of Stanley
P.O. Box 53
Stanley, Idaho 83278
Herb Mumford, Mayor
Council People Botti, Gadwa, Sentz & Hadzor

March 12, 2014

Dear Mayor and Council Members,

Please read this letter into the record at the March 13th Public Hearing concerning the proposed changes to Title 15 - Building Permits. If there is a vote after this Hearing it is important to me that my comments be read and appreciated.

My name is Richard Neustaedter. My wife and I own property on Ace of Diamonds and Wall St.

Over the years the City and the Public were involved in Public Hearings to set the zones and requirements for building. For its' work Planning and Zoning is in place. Follow these ordinances. I see no need to add to the Building Permit process.

I am opposed to a portion of 15.04.020 APPLICATION. Delete the following "...and technical support material shall be to scale or otherwise in sufficient detail to allow a technical or engineering review to determine the project's effects and impacts on adjacent properties...".

Yours truly,



Richard Neustaedter

Stanley Property Owner
Residing at P.O. Box 175
North Fork, ID.
208-865-2935

Stanley City Clerk

From: Ellen Libertine [ellen_libertine@tajkowski.com]
Sent: Wednesday, March 12, 2014 9:30 AM
To: Stanley City Clerk; cityclerk@stanley.id.gov
Subject: Fwd: Final Revised Building Permit Ordinance

Cari,

Please have the below text read into record as my comments and testimony in opposition to the Final, Revised Building Permit Ordinance.

Thank you,

Ellen Roche Libertine

Dear Council Members,

I have read your final revised building permit ordinance, and although I was very happy to see that you took some economically harmful language out, I see that you have put in language that pits neighbors against neighbors.

's it not enough that the City lawsuits have risen to the degree of insanity? Why would you put "*the project's effects and impacts on adjacent properties*" into this ordinance. Do you now want lawsuits to ensue between adjacent property owners also?

I have an investor in California who was seeking his permit to build his home above the Peninsula in an exclusive area between Carmel and Big Sur. His neighbor sued him because his home would block the neighbor's view. The investor prevailed, after two years, because the judge, as did I, felt that when the neighbor purchased his property he knew there was a property in front of him that could one day be purchased and developed. If the neighbor did not want anyone to build in front of him, he should have purchased the property himself!!!

Ellen Roche Libertine
Stanley Property Owner

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Mayor and Council:

I am opposed to the ordinance changes to SMC Title 15 to be discussed at the Public Hearing tonight.

If it is truly the intent of the City Council to revise the Building Permit Ordinance to simplify, clarify, and streamline the building permit process it is pretty obvious the Council needs to take a different approach to accomplish that goal. So many work sessions, meetings and public hearings yet we never seem to get anywhere because we keep coming back with the same things the Public oppose, or there are new random sentences inserted in each revision that just don't make any sense at all. Maybe the Council and Mayor should consider letting someone other than *one* Council Member make the next set of revisions, possibly someone who actually listens to what the Public wants, and someone who is REALLY interested in simplifying, clarifying and streamlining the building permit process, if that is really what the Council set out to do in the first place???

Below are just a two items (among many) that I see, making me wonder how the Council could even consider anything other than a NO vote at the City Council meeting.

>>The first paragraph describes amending the ordinance to "Require Engineering Certification For Public and Commercial Buildings" yet this requirement appears to have been removed from the body of the ordinance. Is this in or out???

>>The random addition of "allowing a technical or engineering review to determine the project's effects and impacts on adjacent properties" Then what?? The Council could deny someone's permit because the "effect and impact" of their project, although it meets all other codes, might block their rich neighbors view of the Mountains???. This change to the ordinance certainly does not simplify, or clarify anything and opens up an entire set of new issues that will probably only be solved by the person who can afford the best Attorney.

At this point I would rather see you either let someone else take a shot at making the changes to the Code and if that doesn't work just drop the entire thing.

Michelle

Alison Beechert

Thompson Peak Trailer Park

PO Box 42, Stanley

ORIGINAL IN RED

March 12, 2014

To the Stanley City Council and Mayor:

I ask that the council vote NO and does NOT approve the most recent version of the proposed Building Permit Ordinance. It seems that there is a quality of "bait and switch" between each version of this proposal. Some things are taken out, others put in. Of particular concern is the most recent addition of this section:

Development and construction drawings and technical support material shall be to scale or otherwise in sufficient detail to allow a technical or engineering review to determine the project's effects and impacts on adjacent properties and whether the proposed development complies with all zoning requirements

Where did THAT come from?! And who decides what "sufficient detail" is? Who determines the "effects and impacts"? What happens if there ARE "effects and impacts"? Who decides whether those "effects and impacts" are disagreeable, illegal, unacceptable, acceptable, positive, or??? Who benefits from this? Whoever can afford the best attorney would be my guess. Those of us who cannot afford an attorney are out of luck, apparently. I cannot recall any meeting that I attended or reviewed minutes from, where a property owner thought that they should have control over what a neighbor does with their own private property, **as long as** they abided by local and state laws.

In addition, I feel that the penalty of a misdemeanor is over and above what is needed. I suggest that the Council consider adopting the language of Idaho House Bill 463, which allows for a "flagrant violator" to be charged with a misdemeanor; otherwise, violators are charged with infractions. Here is a link to the text of that bill: <http://www.legislature.idaho.gov/legislation/2014/H0463Bookmark.htm>

I strongly feel that the Council needs to reassess the NEED for a revision of the Building Permit process, and then actually LISTEN to the comments of the property owners who have attended meetings and written comments. Adding sections and changing sections shortly before voting on it, WITHOUT sending it for review to property owners that will be affected by it, smacks of "let's get 'er done, quick" regardless of whether it's right, or whether it's what property owners want to see in the City that they support with their taxes.

Sincerely,

Alison Beechert,

Stanley Property Owner

Stanley City Clerk

m: N Campbell [ssvqpinc@gmail.com]
sent: Thursday, March 13, 2014 6:22 AM
To: Stanley City Clerk
Cc: mayor@stanley.id.gov; sbotti@ruralnetwork.net; mhadzor1@yahoo.com; lgadwa@hughes.net
Subject: Proposed changes to SMC 15 building permit requirements

Dear City Clerk, Please have the following comments read at the March 13, 2014 Stanley City Council meeting.

Stanley Council:

I understand that the Stanley City council will be considering changes to the building permit ordinance at tonight's meeting. Please postpone any action on this item because a new draft has apparently been prepared and was not distributed to property owners. Even though our company owns property in Stanley (Lot 7 of Meadow Tracts) and our email address is on file with the City, we have not received notice of, nor a copy of, the most recent proposed ordinance changes. We also understand that substantial changes were made to the draft ordinance but the new draft was not sent to the property owners as the city had done in the past. Since no one has had enough time to look at the changes, it would be unfair to act on this item.

From what we are hearing, the proposed changes to the building permit ordinance are not good for the community and will make housing even less affordable. I have heard that the draft ordinance contains new engineering requirements, including a requirement to include engineering detail to allow the City's engineer to determine the projects impact on adjacent properties. That is a vague and outrageous requirement which will add extraordinary expense to a project. That requirement should be deleted! I have also heard that the new draft includes an entire new section not previously seen by the public which gives neighbors the ability to hold up an owner's building permit and project - potentially for more than a month - simply by filing an appeal. That section should be deleted.

Since I do not have a copy of the most recent proposed changes, I cannot comment on specific issues with the proposed changes. I would ask that the Council consider the following questions in connection with your consideration of this ordinance change and any other ordinance changes that you might consider:

Does an emergency exist (or a serious problem that will lead to an emergency if not immediately addressed) that requires immediate action by the Council in order to avoid irreparable harm to the Stanley community? If the answer is No, please choose not to act on the proposed ordinance at this time.

Is this ordinance change the best action that we can take to benefit the economy of our community and to benefit the property owners in our community? Please do not act on this ordinance unless the answer to this question is a Resounding YES and you can articulate a minimum of 5 **significant** reasons why the answer is a Resounding YES.

Will these proposed ordinance changes make building in Stanley easier and more affordable? If the answer is No, please defer action on the ordinance changes and go back to the drawing board.

Can you articulate at least 5 significant benefits of adopting this ordinance and can you articulate the risks associated with adopting this ordinance; and do the benefits of adopting this ordinance greatly outweigh any risks? If the ordinance puts the City at risk of litigation, it is highly unlikely that the benefits will outweigh the risks. For the City, the only winners in litigation are the lawyers who will drain your resources dry! Even if you win, you lose because the damage to your budget is almost always much more significant than any benefit gained in litigation.

If an ordinance or process has been in place for a long period of time and generally has worked fairly smoothly (keeping in mind that none are ever perfect), you are better off leaving it alone and focusing your time, energy and limited resources on addressing the critical issues facing our community. Residents of smaller towns with limited resources are better served when government chooses the path of least regulation and when government focuses on the critical issues facing the community. For Stanley, I believe those critical issues are 1) improving the economic outlook for the businesses in the community; 2) improving job opportunities and wages; 3) affordable housing; 4) nurturing the children in the community and providing them with the best education possible; and 5) encouraging and growing an year-round economy that enables businesses in the community to survive and thrive. Please analyze and explain how the proposed changes to the Stanley ordinances will address these critical issues and further the community's progress toward solving these critical issues.

Thank you for your attention and consideration.

Nerissa Campbell, President

SSVQP Inc.