

APPROVED

**City of Stanley
Council Meeting Minutes
June 20, 2017**

IN ATTENDANCE FOR THE CITY:

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

OTHER ATTENDEES:

Bill Hart, Peggy Hart, Gary O'Malley, Ellen Libertine, Jim Wetzel, Michelle Wetzel and Karen Smith Ekblad

PUBLIC HEARING - Conditional Use Permit – 360 Sawtooth Vista Lane – Turley,

Matthew: The Public Hearing was opened at 6:05 pm in the Stanley Community Room to receive comment of the proposed short-term 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: Gary O'Malley, Michelle Wetzel, Jim Wetzel, Ellen Libertine, and Karen Smith Ekblad are in support of the short-term rental.

Neutral Testimony: None

Testimony in opposition: None

The City Council did not have any closing comments.

PUBLIC HEARING - Conditional Use Permit – 530 Valley Creek Road – Welker,

Jeffrey: Announced by Councilmember Gadwa; Jeff Welker has requested to have the public hearing regarding his short-term rental of his property withdrawn.

PUBLIC HEARING - Conditional Use Permit – 565 Valley Creek Road – Hosac, Ken:

The Public Hearing was opened at 6:11 pm in the Stanley Community Room to receive comment of the proposed short-term 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: Gary O'Malley, Ellen Libertine, Jim Wetzel, Michelle Wetzel and Karen Smith Ekblad are in support of the short-term rental.

Neutral Testimony: None

Testimony in opposition: None

The City Council did not have any closing comments.

CALL TO ORDER:

The meeting is called to order by Herb Mumford at 6:14 p.m.

ORIGINAL IN RED

AGENDA AMENDMENTS:

Councilmember Gadwa moves to amend the agenda, under new business/old business, removing conditional use permit for Jeff Welker at 530 Valley Creek Road, as per IC 74-204 4 (b) and (c). Councilmember Wilson seconds. All approve. Motion passes.

MAYOR COMMENTS:

Mayor Mumford has spoken to the Forest Service about restricting camp fires during the Eclipse, but he is not getting any support. He intends to continue making the request up the chain of command. It is a safety issue. Gary O'Malley agreed to help with this process. Mumford announced that the Boy Scout Camp will be open for camping during the Eclipse.

COUNCIL COMMENTS:

None

CITIZEN PARTICIPATION:

None

COUNCIL ACTION ITEM LIST:

None

CONSENT AGENDA:

May 11, 2017 Council Meeting. Payment approval Report – Unpaid and prepaid bills for May/June. Councilmember Gadwa 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.

STREETS AND ROADS:

As of this date the dust abatement has not yet been applied. It was discussed that Niece Avenue in front of the clinic and Airport Road up to the airport both need to be graded, also the dip on Wall Street is a little rough and needs to be reshaped.

COMMUNITY BUILDING:

The Chamber of Commerce is requesting use of the community building with all fees waived for their annual seasonal employee barbeques on June 14th, starting at 6:00 p.m., Mayor Mumford pre-approved this request. The City Council supported that decision.

PIONEER PARK:

Grumpy's restaurant has requested to be a vendor at the park during the Eclipse, the City Council is in support of a vendor being in the park as long as all necessary City permits are purchased.

AD HOC COMMITTEES:

CEDA: the BLM occupied the event center for 5 months, which was a great income boom. The BLM has since moved into the Middle School in Challis. The National Laboratory is considering the use of the center for a regional rural meeting.

Cemetery: It was requested that the City maintenance personnel mow the grounds, the volunteer is no longer available. A headstone for Earl will be placed soon.

Code Review: none

Sawtooth Interpretive & Historical Association: both the Redfish Center and the Stanley Museum are up and running. New displays have been set.

Groomer: None

Chamber of Commerce: The 4th of July parade path is currently being changed, to eliminate the parade path entering highway 21.

OLD BUSINESS/NEW BUSINESS:

Conditional use permit for a short-term vacation rental at 360 Sawtooth Vista lane – Matthew Turley – in Residential Zone “B”: Councilmember Gadwa moves to approve Turley’s conditional use Permit with the stipulation that a clause is added to the rental agreement stating “no tent or RV camping is allowed”. Councilmember Wilson seconds. All approve. Motion passes.

Conditional use permit for a short-term vacation rental at 565 Valley Creek – Ken Hosac – in Residential Zone “B”: Council President Botti moves to approve the Hosac Conditional Use Permit subject to a guest rental agreement (that is acceptable by the City) to be supplied to the City of Stanley. Councilmember Wilson seconds. All approve. Motion passes.

Employee Housing/4-acre parcel: The City will be using the boundary lines defined in the Wilderness Bill, as discussed in earlier meetings. Apparently, there are minor adjustments that can be made. A survey team will be here in July to define boundary lines and then it will be recorded. Councilmember Gadwa thanked the Sewer Association for their prompt submission of information concerning their area, which was very helpful.

BUILDING PERMITS APPROVED BY CITY CLERK:

Sign Permit #170531 – Aron Ames – Mountain Village Glass House Hwy 21 – Quixotic, Art Sign Permit #170531-2 – Aron Ames – Mountain Village Glass House Hwy 21 – Workshop, Photos, Gifts. The City Council supported the approval.

BUILDING PERMITS/CITY COUNCIL APPROVAL:

Building Permit #881 – Loseke, Kim - Shed: Councilmember Gadwa moves to approve building permit #881 for a shed. Councilmember Sentz seconds. All approve. Motion passes.

Building Permit #882 – William and Peggy Hart – 955 Eva Falls Avenue – New Construction: Mayor Mumford explained that the number of units proposed in the building permit is the issue with the City Ordinance 17.24.030; the Ordinance states that each dwelling must have 7,200 square foot. Hart stated, that the units are classified as “park models” by the County Assessor, currently there is 3,000 square foot for each unit (which with 10 units they will not meet the commercial zone requirements.) Council President Botti stated the only solution would be to change the code. The ordinance would have to be changed in order to accommodate this request (with all 10 units). Mayor Mumford stated that according to the supreme court case Gardner vs. Boundary County, a condition use permit would not apply in this case, the city cannot use a conditional use permit to get around or change the current ordinance. The Council expressed their support of the business concept but unfortunately it is just not permitted. Councilmember Gadwa moves to deny permit #882, with great regret, due to the fact, that it does not meet the requirements of our ordinance 17.24.030. Council President Botti seconds. All approve. Motion passes.

Sign Permit #170613: Councilmember Gadwa moves to approve Sign Permit #170613 with the condition that the colors match the City’s color chart. Council President Botti seconds. All approve. Motion passes.

Sign Permit #1706132: Councilmember Gadwa moves to approve Sign Permit #1706132 with the condition that the colors match the City's color chart. Council President Botti seconds. All approve. Motion passes.

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

The City Clerk is at the Mountain West Conference, when she returns the Council would like to discuss whether we should open the budget for the streets and roads fund expenses.

ADJOURNMENT:

Mayor Herb Mumford adjourns the meeting at 7:26 p.m.

Herb Mumford
Herb Mumford, Mayor

ATTEST: Cari Tassano
Cari Tassano, City Clerk

