

**City of Stanley
Town Hall Meeting Minutes
April 3, 2012**

Mayor Herb Mumford called the Town Hall meeting to order at 5:30 p.m. Tuesday, April 3, 2012 in the Stanley Community Building.

IN ATTENDANCE FOR THE CITY:

Mayor Herb Mumford, Council President Steve Botti, Councilwoman Melinda Hadzor, Councilman Lem Sentz, and City Clerk Doug Plass.

OTHER ATTENDEES:

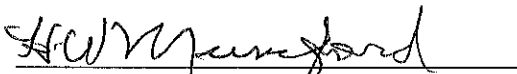
Jane McCoy, Keith Reese, Ellen Libertine, Ann Legg, Sari O'Malley, Gary O'Malley, Michelle Wetzel, Jim Wetzel, Lloyd Lamb, Robin from Mountain Village Resort and John Gaeddert


NEW BUSINESS:

As a result of the February 16th Code Review Workshop, the city council has chosen to hold a town hall meeting to obtain community input with regard to the City of Stanley's zoning ordinances. It has been suggested that the community consider the requirements of the limited commercial zone and its usefulness, and possible updates to the design standards section of the code. The city clerk has prepared a summary of the zoning requirements for the different zones in Stanley to spur on the discussion. The council would like to know whether the community feels that the requirements of the zones are achieving the purposes of the zones. It is important to remember that the zoning in this city was constructed over a period of time and that difference between zones may have more to do with this than particular goals of past councils. There was consensus achieved as to retaining all of the zones, but far ranging opinions as to specific changes the public would like to see. Most of the discussion revolved around the three commercial zones (Commercial, Commercial A, and Limited Commercial). Permitting additional materials was discussed as well. This discussion is summarized on the attached spreadsheet.

The meeting was adjourned at 7:14 pm.

Supporting information is attached to this spreadsheet. An audio recording of this meeting is available in the Stanley City Office


Herbert Mumford, Mayor

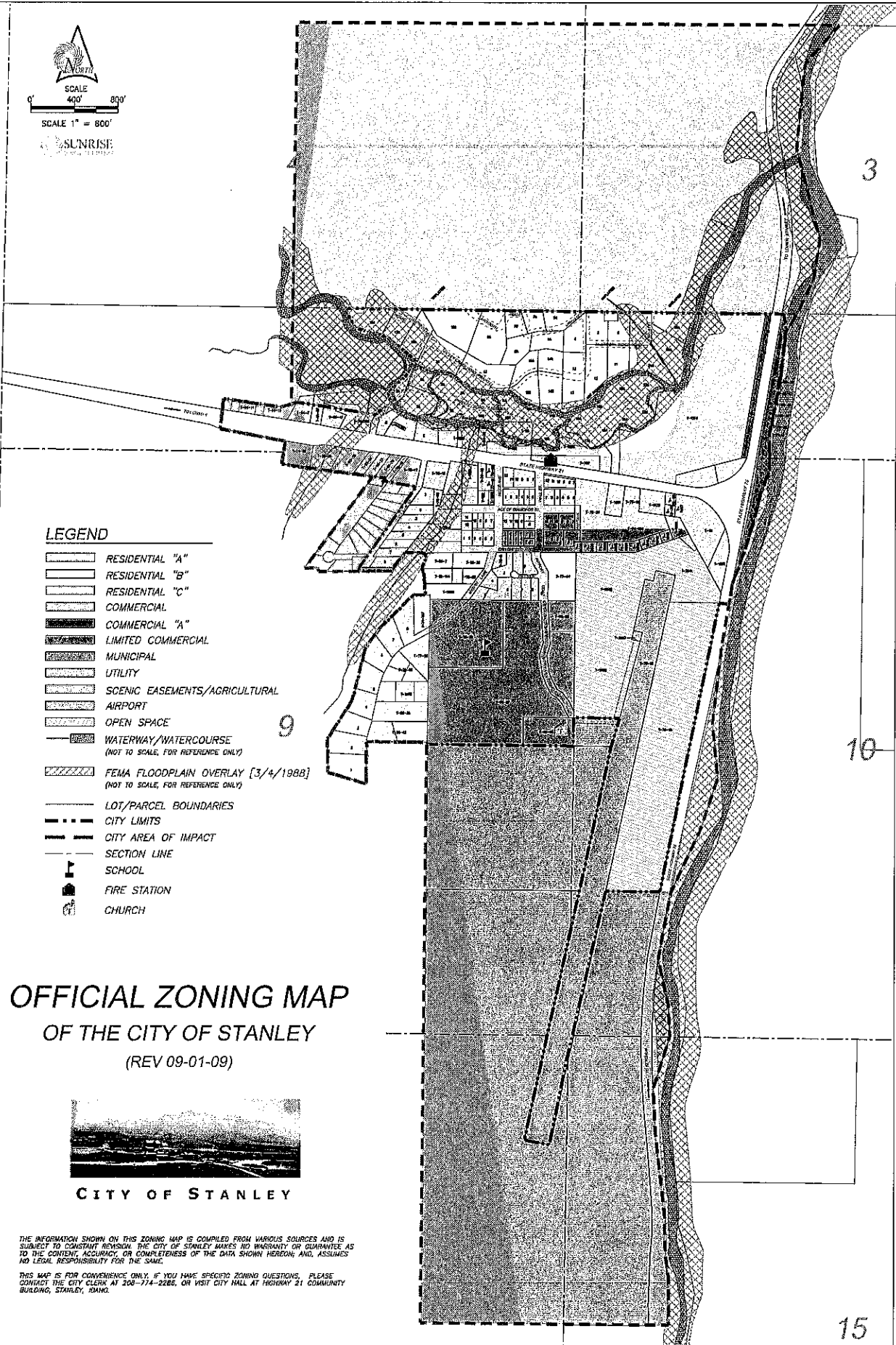
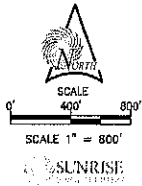
ATTEST: 
Doug Plass, City Clerk

ORIGINAL IN RED



Stanley City Zoning Overview

Zone	Permitted Uses	Conditional Uses	Minimum Setbacks				
			Min. Area	Min. Width	Front/side st.	Lot boundaries	Back Boundaries
Residential A	Churches, One-family Dwellings, Parks and Playgrounds, Schools	Short-term vacation rentals of single family dwellings	4800 sq. ft.	48'	6' (< 6000 sq. ft.) 15' (>6000 sq. ft.)	2' (<6000 sq. ft.) 10' (>6000 sq. ft.)	2' (<6000 sq. ft.) 5' (>6000 sq. ft.)
Residential B	Churches, One-family Dwellings, Parks and Playgrounds, Schools	Short-term vacation rentals of single family dwellings	20000 sq. ft.	100'	30'	15'	5'
Residential C	Accessory buildings, Mobile home spaces, Mobile homes, Multi-family dwellings, Offices, One-family dwellings, Recreational vehicle spaces, Recreational vehicles	Short-term vacation rentals of single family dwellings	12000 sq. ft.	48'	6'	2'	
Commercial	Banks, Beauty shops and barbershops, Daycare centers, Doctor or dentist offices, Emergency services, Gas Stations, Grocery stores, Hobby, gift and craft shops, Hotels, motels, lodges and apartments, Medical clinics, Multi-family dwellings, Municipal government, Municipal Library, One-family dwellings, Restaurants, bars and other eating and drinking establishments, Retail and other general mercantile stores.	None	7200 sq. ft (with dwelling)	48' per building	6'	2'	2'
Commercial A	Banks, Beauty shops and barbershops, Doctor or dentist offices, Gas Stations, Grocery stores, Hobby, gift and craft shops, Hotels, motels, lodges and apartments, Medical clinics, Multi-family dwellings, One-family dwellings, Restaurants, bars and other eating and drinking establishments, Retail and general mercantile stores	None	5000 sq. ft. (with dwelling)	48'	6'	2'	2'
Limited Commercial	Home Occupations, One Family Dwellings	Overnight lodging (8 units), Restaurants, bars and other eating or drinking establishments, Doctor, dentist, medical clinics, beauty and barber shops, office and retail shops, daycare centers, Multiplex units up to 4 units, commercial river outfitters	4800 sq. ft.	48'	6'	2'	2'
Municipal	Churches, Municipal government, Municipal housing for city and government employees, Municipal Library, Parks and Playgrounds, Schools	None	None	None			
Utility	Public utility plants	None	7200 sq. ft.	48'			
Open Land	Passive	None	None	None			
Airport	Airport compatible operations	None	None	None			
Agricultural	Agricultural	None	5 acres	None			



LEGEND

- RESIDENTIAL "A"
- RESIDENTIAL "B"
- RESIDENTIAL "C"
- COMMERCIAL
- COMMERCIAL "A"
- LIMITED COMMERCIAL
- MUNICIPAL
- UTILITY
- SCENIC EASEMENTS/AGRICULTURAL
- AIRPORT
- OPEN SPACE
- WATERWAY/WATERCOURSE
(NOT TO SCALE, FOR REFERENCE ONLY)
- FEMA FLOODPLAIN OVERLAY [3/4/1988]
(NOT TO SCALE, FOR REFERENCE ONLY)
- LOT/PARCEL BOUNDARIES
- CITY LIMITS
- CITY AREA OF IMPACT
- SECTION LINE
- SCHOOL
- FIRE STATION
- CHURCH

**OFFICIAL ZONING MAP
OF THE CITY OF STANLEY**
(REV 09-01-09)



CITY OF STANLEY

THE INFORMATION SHOWN ON THIS ZONING MAP IS COMPILED FROM VARIOUS SOURCES AND IS SUBJECT TO CONSTANT REVISION. THE CITY OF STANLEY MAKES NO WARRANTY OR GUARANTEE AS TO THE CONTENT, ACCURACY, OR COMPLETENESS OF THE DATA SHOWN HEREON; AND, ASSUMES NO LEGAL RESPONSIBILITY FOR THE SAME.

THIS MAP IS FOR CONVENIENCE ONLY. IF YOU HAVE SPECIFIC ZONING QUESTIONS, PLEASE CONTACT THE CITY CLERK AT 208-774-2286, OR VISIT CITY HALL AT HIGHWAY 21 COMMUNITY BUILDING, STANLEY, IDAHO.

MAYOR _____

CITY CLERK _____

Town Hall Zoning Issues

04/03/12

Zone	Issue	Consensus	Other Opinions	Discussion
	Minimum Lot Sizes	<p>Ensure that minimum lot size accomplishes clear purpose. Explore common standards for all zones while "grandfathering" existing non-conforming uses and any non-conforming uses created by changing minimums</p>	<p>1) Minimum lot sizes don't make sense; 2) Dangerous to have no minimum lot size; 3) Small lots are OK if access is provided; 4) 7,200 sq. ft. minimum per dwelling discourages single family dwellings and encourages commercial ; 5) Small lots encourage a variety of commercial uses; 6) 48 ft. width does not allow detached garage; 7) Need to clearly define how minimum lot sizes define type and mix of desired development</p>	<p>Clarify requirements for mixed uses, e.g. would apartment on top story of commercial building still require 7,200 minimum lot size? It meets definition of "dwelling". Is the footprint of a building within a lot an issue? Consider 4,800 sq.ft. as common standard since it is current minimum for any commercial zone? Consider current existing smallest commercial lot as common standard?</p>
	Building Materials	<p>Retain "rustic nature or character" requirement; Permit rustic metal siding, but clearly define guidelines.</p>	<p>Consider some type of architectural review board without specific list of required materials and colors.</p>	<p>Possibly allow Council to approve other materials that are similar to and meet appearance objective of enumerated list?</p>

Town Hall Zoning Issues

04/03/12

Zone	Issue	Consensus	Other Opinions	Discussion
	Parking/Snow Storage	Address parking /snow storage similar to requirements of Limited Commercial.	1) Parking for multiplexes could be a problem; 2) Parking problem is linked to minimum lot size - small lots with mix of residential and commercial will have limited parking capability; 3) Some city streets are wide to provide parking - incorporate efficient use of streets in overall parking requirements.	Parking requirements will be unknown until uses of lot are defined. Need to retain flexibility, define parking requirements and parking plan for development.
Limited Commercial	Retain as Separate Zone	Zone is meeting desired purposes.		Consider adjustment of zone boundary currently defined by Cronmiller tracts that no longer exist, to avoid having part of existing lots in Commercial Zone and part of same lots in Limited Commercial.
	Permitted Uses	Retain current conditional use restrictions. Avoid using variances except in rare cases.	Need to tighten enforcement of existing requirements.	Add short-term vacation rentals?

Town Hall Zoning Issues

04/03/12

Zone	Issue	Consensus	Other Opinions	Discussion
	Minimum Lot Sizes	<p>Ensure that minimum lot size accomplishes clear purpose. Explore common standards for all zones while "grandfathering" existing non-conforming uses and any non-conforming uses created by changing minimums</p>	<p>1) Minimum lot sizes don't make sense; 2) Dangerous to have no minimum lot size; 3) Small lots are OK if access is provided; 4) 48 ft. width does not allow detached garage; 5) Need to clearly define how minimum lot sizes define type and mix of desired development.</p>	<p>Consider 4,800 sq.ft. as common standard since it is current minimum for Limited Commercial zone? Consider current existing smallest commercial lot as common standard?</p>
	Building Materials	<p>Retain "rustic nature or character" requirement. Permit rustic metal siding, but clearly define guidelines.</p>	<p>Consider some type of architectural review board without specific list of required materials and colors.</p>	<p>Possibly allow Council to approve other materials that are similar to and meet appearance objective of enumerated list?</p>
	Parking/Snow Storage	<p>Addressed adequately within conditional use requirements.</p>		

Town Hall Zoning Issues

04/03/12

Zone	Issue	Consensus	Other Opinions	Discussion
Commercial; Commercial A	Permitted Uses	Add: Offices; Short-term vacation rental of dwellings. Avoid using variances except in rare cases.	1) Group uses into broad categories such as "tourist services"; 2) Use phrases such as "including but not limited to, or any use that is reasonably similar"; 3) Being too generic is risky; 4) Consider restricting or eliminating "gas stations"	Explore consolidation into broad categories, but retain specific uses where needed. Restrict gas stations to Highway 21? Current code allows Council to make exceptions to current list of permitted uses.