

**City of Stanley  
Public Hearing/Council Meeting Minutes  
August 9, 2012**

**IN ATTENDANCE FOR THE CITY:**

Council President Steve Botti (by telephone), Councilmember Lem Sentz, Councilmember Laurii Gadwa, Councilmember Melinda Hadzor, and City Clerk Doug Plass.

**OTHER ATTENDEES:** Jane McCoy, CJ Sherlock, Gary O'Malley, Keith Reese

**PUBLIC HEARING (Proposed Ordinance #189)**

Councilmember Gadwa called the public hearing to order at 5:03 pm.

**Council comments:**

The clerk reads a prepared statement from Council President Botti that is included with the minutes.

**Public Testimony:**

**In Favor of adopting Ordinance #189:**

The clerk reads an email from Brent Estep that is included with the minutes.

Keith Reese: He would like to register his support of allowing offices in the Commercial Zone. In addition, he supports the use of rustic metal siding as he feels that it is attractive, fire resistant, and will last longer than wood.

**Against the adoption of Ordinance #189:**

The clerk reads two emails from Rebecca Arnold that are included with the minutes.

Jane McCoy: She would like to see the issue of fence height addressed. She feels that the 4' fence height allowed in 17.47.010(B) is inadequate. She would also like to see minimum lot sizes addressed in the Commercial Zone to allow residences in commercial buildings without having minimum lot sizes associated with them.

CJ Sherlock: She is concerned about the use of rusted metal, and feels that it would not be attractive to have a lot of it in Stanley. She is also concerned about the possible impact of requiring street frontage on lots in the Commercial Zone.

Councilmember Gadwa closed the public hearing at 5:18 pm.

**PUBLIC HEARING(River 1 sign variance)**

Councilmember Gadwa opened the public hearing at 5:20 pm to receive comments on the application by River 1 to vary SMC 17.48 to allow for a sign larger than is permitted in the code.

**Public Testimony:**

**In favor of the Variance:**

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The clerk reads emails from Frank Juiliano, Barbara Gudgel, Sandra Beckwith, Emily Engelhardt, and Scott and Dee Williams that are included with the minutes.

There is no testimony submitted against the granting of the Variance.

The Public Hearing is closed at 5:25 pm.

**PUBLIC HEARING (Proposed Appropriations Ordinance #188)**

Councilmember Gadwa opened the public hearing at 5:25 pm to consider the adoption of the Appropriations Ordinance and the FY13 budget.

Public Testimony:

There is no public comment in favor of the Appropriations Ordinance.

Neutral comments:

Keith Reese: He would like to see the snowplowing in the city improved. He sees that the budget for this year is the same as last year. He would like to see a designated snow removal site. He also would like the council to consider ,as it is allocating option tax revenue, the possibility of supporting a public/private restroom facility on the Niece Smiley Creek property development. The restroom would need to be maintained and option tax money could support that.

There is no public comment against the Appropriations Ordinance.

The public hearing is closed at 5:29 pm.

**CALL TO ORDER/ROLL CALL:**

The regular council meeting is called to order at 5:31 pm. Mayor Mumford has joined the proceedings. The entire Council is present with Council President Botti joining by telephone.

**AGENDA AMENDMENTS:** None.

**MAYORAL COMMENTS:** The mayor sees that there are a couple of upcoming events in Stanley, and would like to remind organizers to keep the city in the loop, especially events that may be returning. Even though discussions were held with the city in years past informing the city should not be forgotten every year.

**CONSENT AGENDA:** May 10<sup>th</sup> and June 14<sup>th</sup> meeting minutes as well as the Payment Approval Report for August. Councilmember Gadwa moves to approve the Consent Agenda. Councilmember Hadzor seconds. All approved. Motion passes.

**PRESENTATION/CITIZEN PARTICIPATION:**

The Clerk reads two emails from Rebecca Arnold that is included with the minutes.

Ellen Libertine: She asks if the council will be voting on the zoning changes in that meeting and is told by the Mayor that the Council will be considering it. She points out that at the first work session regarding zoning, Ann Legg suggested that the council not use a case by case basis for zoning because litigation often results in

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those cases. She would like to know why there is a case by case basis in this in the Commercial A minimum lot widths.

Council President Botti points out that the section that Ellen is referring to is in the existing code, and is not a proposed change. The changes suggested are only those where there was broad consensus reached. It seems that that section should be considered for further changes.

**BUILDING PERMITS:**

Building Permit #809 – Jack Stevens communicated with the clerk before the meeting and said that he is not ready to address the permit for the shed at this time.

Building Permit #810 – Niece Smiley Creek LLC. Council member Gadwa motions to approve permit #810. Councilmember Hadzor seconds. Council President Botti says that with the caveat about metal siding in the permit application, the council can approve the permit, but no metal siding can be used without the adoption of Ordinance #189. All approved. Motion passes.

Building Permit #811 – Niece Smiley Creek LLC. Councilmember Gadwa motions to approve permit #811. Councilmember Sentz seconds. All approved. Motion passes.

**STREETS AND ROADS:**

The winter streets and roads bid packets will be available after the September Council meeting. The Mayor reports that he received a report from Dave Walls regarding the stop sign on Wall Street and Ace of Diamonds. It seems that the officer was issuing tickets and warnings both before and after the issue was brought up. Councilmember Hadzor is happy to see the ditch back to how it was

**LAW ENFORCEMENT:**

No Sheriff's report was received.

**COMMUNITY BUILDING:**

The clerk has been approached regarding the possibility of using the community room for fire operations after August 18<sup>th</sup> when the School must be made available for instruction, and would ask the council for the authority to rent the room for \$50 per day to the fire team if it is requested. Councilmember Gadwa motions to grant the clerk that authority. Councilmember Hadzor seconds. All approved. Motion passes.

The Salmon Festival has requested the rental of the community room on the 25<sup>th</sup> of August at a reduced fee of \$50. They would like to use all of the tables and chairs for the festival at the museum. Councilmember Hadzor moves to approve the room rental. Councilmember Sentz seconds. All approved. Motion passes.

**AD HOC COMMITTEES:**

- CEDA: (Mayor Mumford) No report.
- Gem Committee: No report.
- Chamber of Commerce: (Ellen Libertine) Current activities of the Chamber of Commerce include finding lodging for visitors and promoting summer activities. The fall board meeting will be focusing on advertising.

**UNFINISHED BUSINESS:**

Stanley Sawtooth Chamber of Commerce: The Council would like the specifics of road closures for the Labor Day weekend event. Charlie Thompson has submitted a proposal. They are not proposing the close any streets, but would like to station volunteers at the appropriate places to control traffic while the bike race is happening. The mayor suggests that the volunteers get some bright vests for the volunteers. The council has no further comments.

Park Planning: A planning map has been put together by the clerk after incorporating all the input from the Gem Committee, the Council and the public. A town hall meeting is scheduled for Tuesday, September 4<sup>th</sup> at 6:00 pm.

Building Permit Form: Council President Botti asks if the permit that is proposed needs to be reviewed further. Councilmember Hadzor suggests that the community review changes to the building permit form. Councilmember Gadwa feels that external agency review is needed as the current code requires proof of approval by the appropriate fire department and public health department. She notes that the form that is being considered includes that clause 'if applicable' when considering external agency approval. Mayor Mumford notes that we are just talking about an administrative form, and the idea of changing it is to eliminate problems rather than create new ones. Councilmember Gadwa says that this form is an attempt to make coordination with builders easier and clearer. Mayor Mumford suggests that some clarification that the city is trying to gather information that might not necessarily be required by the code be included. Councilmember Gadwa brings up the example of alerting builders that radon could be an issue building in Stanley, but our code is silent on it. Councilmember Hadzor motions to table discussion on the form for now. Councilmember Gadwa seconds. All approved. Motion passes.

#### **CITIZEN PARTICIPATION (REVISITED)**

The Mayor notes that the meeting started early and some people have arrived and would like to submit citizen comments.

Ron Gillette: He would like to echo some of the comments of Brent Estep. Rebecca Arnold's property borders his and he is concerned about the large dirt piles on the property. He would like to know what is going to happen regarding the petition that the city received regarding those piles. Mayor Mumford reports that a formal communication was sent from the city asking for the property owners plans regarding the piles in question. No response has been received.

Randy Johnson (liaison officer with NIMO team): He would like to provide an update on current fire activity. At 3:00 this afternoon, another fire was detected right on highway 21 near Banner Summit. Resources were pulled off the Halstead fire to support it. Three helicopters and one retardant plane were dispatched to the fire. The Bull Trout Campground was evacuated and Highway 21 is closed from Elk Creek to Grandjean. The new fire is named the Bench Fire. There was also another new fire detected at Indian Springs. There is not a lot of detail on that one. The road will reopen as soon as is possible, but the closure will be in effect for at least 24 hours.

#### **NEW BUSINESS:**

Proposed Ordinance #189:

Mayor Mumford asks that the Council update him on the public hearing as he was absent and indicate how the council would like to proceed. Council President Botti says that a number of issues have been addressed and that the Council needs to be careful about doing things on a case by case basis. He also feels that parking and

snow removal will need to be addressed. Mayor Mumford asks if Rebecca Arnold has been put in contact with City Attorney Paul Fitzer regarding effects on her property. The clerk says that he has not relayed that to her but would do so now that her comments have been received. Council President Botti is convinced that the clarification regarding lot widths will not affect building on lots that have already been approved. Councilmember Hadzor asks if Rebecca Arnold's lots would be buildable. Council President Botti says that yes they would be, as street frontage was addressed when the subdivision was approved. Councilmember Gadwa motions to waive the three readings and read Ordinance # 189 by title only and to approve Ordinance #189. Councilmember Hadzor seconds. All approved reading by title only. A roll call vote is held on the approval of the ordinance. All council members approve the ordinance. Motion passes.

#### Proposed Ordinance #188

Councilmember Gadwa motions to read Proposed Ordinance #188 by title only. Councilmember Hadzor seconds. All approved. The Proposed Ordinance is read by title only. Councilmember Gadwa motions to approve the Ordinance. Councilmember Hadzor seconds. A roll call vote is held. All approved. Motion passes.

#### River 1 Variance

Councilmember Gadwa moves to approve River 1's request for a variance to allow a sign larger than is permitted by the code, noting that the approval letter should specify that the old sign will be removed, and any new sign will have to be approved before construction. Councilmember Hadzor seconds. All approved. Motion passes.

Councilmember Gadwa comments that we allow temporary signs and sandwich boards for sales, but people need to be reminded that those signs must be temporary.

Keith Reese – Would like to work with the City Engineer to work on the burial of a cistern for fire protection within the city street, and would like to blessing of the Council to move forward on preliminary plans. He would also like the clerk to request deteriorated granite from the Blind Summit pit for supporting parking in the right of way on Critchfield.

#### **CITY CLERK REPORT:** (City Clerk/Treasurer Doug Plass)

The Clerk is working with Councilmember Gadwa to assign Cemetery plots and organize what is currently there including making a form which captures all the relevant information, issuing certificates and sending letters to those on the waiting list.

The Sawtooth Music Festival has asked of the Work Session on Large Events to be rescheduled so that Music Festival organizers can attend. The council expresses that they would prefer to go ahead as the issues are larger than only the Sawtooth Music Festival.

The Clerk is working with the USFS to get an agreement and staff for performing a Stanley to Redfish Trail Survey to be performed in the week of 8/20.

The Clerk is requesting permission to attend the yearly ICCTFOA institute on September 19<sup>th</sup>-21<sup>st</sup> in Coeur d'Alene. The travel and training budget have only \$308 remaining, and the estimated cost is \$956. We have applied for a scholarship, but do

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not expect to receive one. The administration budget as a whole would support this extra expense.

**TREASURER /OPTION TAX REPORT:** (City Clerk/Treasurer Doug Plass)

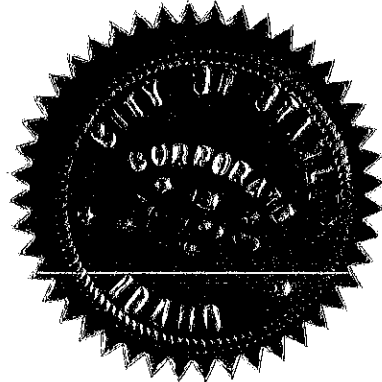
June Option Tax receipts are about 25% stronger than last year, and it is expected that July will be strong as well. However, August is likely to be weak, suggesting that we will likely finish the year with about \$135,000 in receipts. The compliance from the Mountain Mama's craft fair vendor look good so far as well.

**ADJOURNMENT:**

The City Council meeting is adjourned at 6:55 pm.

Herb Mumford  
Herb Mumford, Mayor

ATTEST: Doug Plass  
Doug Plass, City Clerk



Stanley City Clerk

From: rebarnold@aol.com  
 Sent: Thursday, August 09, 2012 11:28 AM  
 To: rebarnold@aol.com; cityclerk@ruralnetwork.net  
 Cc: mhadzor1@yahoo.com; dannerslogcabins@yahoo.com; mccoys@ruralnetwork.net; info@meadowcreekinn.com; mtrvill@ruralnetwork.net; mvlodge@ruralnetwork.net; info@sawtoothproperties.com; papabrunees@gmail.com; jeff@redfishlake.com; redwoodcabins@cox.net; pwright@riversidemotel.biz; christythompson@mail.com; mark@riverwear.com; stanleyvacationrentals@gmail.com; contact@salmonriverclinic.org; info@sawtoothhotel.com; ggradwa@hughes.net; sawprop@ruralnetwork.net; keith@sawtoothvalleybuilders.com; sawtoothvista@gmail.com; saromalley@mac.com; smileycreek@ruralnetwork.net; stanley.id.library@gmail.com; info-request@highcountryinn.biz; realtors@ruralnetwork.net; gary@sawtoothsociety.org; tim@sawtoothhotel.com; lindajogillett@gmail.com; valleycreek@stanleyidaho.com; hnumford@ruralnetwork.net; williams@ruralnetwork.net; steve@hosac.net; ken@hosac.net; joxdoc@gmail.com; cjsherlock@launchdesignvz.com; tpeterson@whaleylevay.com  
 Re: Fwd: Re: Testimony for Proposed Ordinance 189 and revised building permit application set for Hearing by Stanley City Council on August 9, 2012

Subject:

One additional comment regarding the proposed Ordinance 189: It appears that "offices" is being added as a **new permitted** use in the commercial zone. As office use is a parking-intensive use (i.e. uses more parking for employees and patrons for longer periods than other uses such as retail which are short term "in and out" parking use), the Ordinance should specify the parking on-site that the owner is required to provide in order to avoid overburdening the limited parking available on the street. In most jurisdictions, office uses require high on-site parking to be provided.

Sincerely, Rebecca Arnold(208) 841-2530

-----Original Message-----

From: rebarnold@rearnold@aol.com>  
 To: cityclerk <cityclerk@ruralnetwork.net>  
 Cc: mhadzor1 <mhadzor1@yahoo.com>; dannerslogcabins <dannerslogcabins@yahoo.com>; mccoys <mccoys@ruralnetwork.net>; info <info@meadowcreekinn.com>; mtrvill <mtrvill@ruralnetwork.net>; mvlodge <mvlodge@ruralnetwork.net>; info <info@sawtoothproperties.com>; papabrunees <papabrunees@gmail.com>; jeff <jeff@redfishlake.com>; redwoodcabins <redwoodcabins@cox.net>; pwright <pwright@riversidemotel.biz>; christythompson <christythompson@mail.com>; mark <mark@riverwear.com>; stanleyvacationrentals <stanleyvacationrentals@gmail.com>; contact <contact@salmonriverclinic.org>; info <info@sawtoothhotel.com>; ggradwa <ggradwa@hughes.net>; sawprop <sawprop@ruralnetwork.net>; keith <keith@sawtoothvalleybuilders.com>; sawtoothvista <sawtoothvista@gmail.com>; saromalley <saromalley@mac.com>; smileycreek <smileyecreek@ruralnetwork.net>; stanley.id.library <stanley.id.library@gmail.com>; info-request <info-request@highcountryinn.biz>; realtors <realtors@ruralnetwork.net>; gary <gary@sawtoothsociety.org>; tim <tim@sawtoothhotel.com>; lindajogillett <lindajogillett@gmail.com>; valleycreek <valleycreek@stanleyidaho.com>; hnumford <hnumford@ruralnetwork.net>; williams <williams@ruralnetwork.net>; steve <steve@hosac.net>; ken <ken@hosac.net>; joxdoc <joxdoc@gmail.com>; cjsherlock <cjsherlock@launchdesignvz.com>; camille.sherlock <camille.sherlock@gmail.com>; tpeterson <tpeterson@whaleylevay.com>

Sent: Wed, Aug 8, 2012 5:23 pm

Subject: Fwd: Re: Testimony for Proposed Ordinance 189 and revised building permit application set for Hearing by Stanley City Council on August 9, 2012

Please provide copies of the following to the Mayor and Council Members and Please read the same into the official Record for the Public Hearing on the Proposed Ordinance 189 and the proposed revised building permit application to be held by the city of Stanley on August 9, 2012.

Mayor and Council Members:

With regard to the proposed Ordinance 189 amending Title 17 of the Stanley Municipal Code, I request that the following concerns and comments be properly addressed by the City and that certain provisions be deleted as noted below.

Please remove all references in the proposed ordinance to "street or highway frontage" as there is **no benefit** to having this language included and it likely will result in litigation if included in the ordinance. I have 4 lots that meet the minimum width in the current code but have zero street frontage and two lots that meet the minimum width requirement but only have 30 feet of street frontage (see attached). One of the Sawtooth Hotel lots also would not meet the requirement if the new ordinance specifies 48 feet of street frontage as shown on the attached, the middle lot of the "reconfigured" Sawtooth Hotel lots has 15 feet of frontage via the alley public right of way. Other lots in the City may be negatively impacted as well. The concern, of course, is fire access and this concern has been adequately handled by requiring 20 ft wide access easements to each lot (except the Arnold lots where the City required 22 ft access easements). Since at least 2 of the Arnold lots would be negatively impacted - unbuildable - if the City includes the proposed street frontage requirement, we will have no choice other than if the City adopts the proposed Ordinance as written. We would prefer not to be forced into that situation.

As to allowing metal siding and fences, please do not change the ordinances to allow that!! We do not want the city of Stanley to become the City of Ugly Rusted Buildings and Fences.

Thank you for the opportunity to provide testimony and your consideration of the above items. I will be available by phone -208-841-2530 - to participate in the public hearing and answer any questions you may have.

Sincerely,  
Rebecca Arnold  
(208) 841-2530  
and Thomas Arnold

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Version: 2012.0.2197 / Virus Database: 2437/5189 - Release Date: 08/09/12



STATEMENT FROM STEVE BOTTI - COUNCIL PRESIDENT 8/9/2012  
RE: PROPOSED ORDINANCE #189

The proposed changes and clarifications to zoning code for the Commercial, Commercial A and Limited Commercial districts are the result of issues raised by the public, and discussed in various town hall meetings and council worksessions. These changes are intended to liberalize the code by specifying a broader range of permitted commercial uses, by allowing other commercial uses by conditional use permit rather than requiring a variance to be granted, and by allowing certain types of metal to meet the rustic appearance requirement for buildings and fences. Additional wording is intended to eliminate confusion about how to interpret lot dimension requirements by explicit stating the standard legal interpretation of the code.

This interpretation does not add any new requirement for the configuration of lots, and does not affect the status of any existing approved lot. It is simply clarifying the requirement that has existed since 1977. Existing developments, including all lots from the original Stanley townsite, and all subsequent lots approved as part of subdivisions, annexations and minor land divisions remain unaffected, even if they fail to meet the size, setback or frontage requirements. No changes will be required in the configuration and development of these lots because of this clarification.

Comments RE: Passages Ordinance #189

**Stanley City Clerk**

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**From:** Brent Estep [b3girls@gmail.com]  
**Sent:** Wednesday, August 08, 2012 10:51 PM  
**To:** cityclerk@ruralnetwork.net  
**Subject:** Fwd: Proposed Zoning Ordinance

Brent Estep  
Mackay Wilderness River Trips  
Cell: 208-720-3311  
Office: 208-344-1881  
estep@mackayriver.com  
[www.mackayriver.com](http://www.mackayriver.com)

Begin forwarded message:

**From:** Ellen Libertine <[ellen\\_libertine@tajkowski.com](mailto:ellen_libertine@tajkowski.com)>  
**Date:** August 7, 2012 7:47:45 AM MDT  
**To:** Brent Estep <[b3girls@gmail.com](mailto:b3girls@gmail.com)>  
**Subject:** Re: Proposed Zoning Ordinance

Brent,

For your comments to be read at the meeting, you must forward this e-mail to Doug at the City office. His e-mail address is [cityclerk@ruralnetwork.net](mailto:cityclerk@ruralnetwork.net).

Thanks,

Ellen

On Mon, Aug 6, 2012 at 9:19 AM, Brent Estep <[b3girls@gmail.com](mailto:b3girls@gmail.com)> wrote:  
Hi Everyone:

After reviewing the proposed zoning ordinance changes I would like to submit a brief comment regarding the lot width, street frontage issue. This change is long over due and I suspect the original intent was for the 48 foot width to be street frontage width. It makes no sense to approve building lots without any street frontage. There are major fire protection and other unreasonable access problems associated with building lots without any street frontage.

I am strongly in favor of amending the current zoning ordinance to reflect the 48 foot lot width be amended to clearly define the 48 foot minimum width to be 48 feet of street frontage.

In the long term this change will create a much more appealing Stanley. Without this change, Stanley will become a hodgepodge of buildings scattered on a bunch of small, marginally buildable lots. Without a street frontage requirement, you will see lots being approved in (bug infested) wetlands and other sensitive areas where there should be no building lots.

I have noticed an amazing amount of dirt being used just west of the Sawtooth Hotel to fill in what used to be a wetland. Building lots are being created in an area that should be protected from this kind massive fill. The concrete retaining walls make it look like in interstate exit. Certainly not in keeping with the spirit and intent of the current zoning ordinances. This type of development is completely inconsistent with the way Stanley should be developed. Approving this amendment would keep this type of development from spreading and damaging the long term appeal of our community.

I would appreciate it if you could make my comments a part of the record (and maybe even read them out loud) at the meeting tomorrow night.

For those of you who don't know me, I own Mackay Wilderness River Trips and have been on highway 75 just south of the 21 / 75 intersection for the last 25 years. When not on the river I'm at the warehouse, so stop by if you want to chat about this.

Thanks for taking my comments,

Brent Estep

Mackay Wilderness River Trips

Cell: 208-720-3311

Office: 208-344-1881

[estep@mackayriver.com](mailto:estep@mackayriver.com)

[www.mackayriver.com](http://www.mackayriver.com)

On Aug 2, 2012, at 3:29 PM, Ellen Libertine <[ellen\\_libertine@tajkowski.com](mailto:ellen_libertine@tajkowski.com)> wrote:

- > Hi All,
- >
- > Rebecca Arnold has asked that I send you the attached proposed changes to the Zoning Ordinance and the following comments..
- >
- > Would you please distribute to the Chamber members the proposed language changes to Stanley City Ordinances that will be the subject of a public hearing next Thursday? Two items in particular may be of interest to chamber members - one is a proposal to allow metal to be used for buildings and fences so long as it rusts (some may find it objectionable that the city of Stanley could turn

into a town of rusted metal buildings and fences) and a new requirement that parcels have a minimum of 48 feet of street frontage per dwelling (the code currently only requires that parcels be 48 feet wide and this change will render some lots unbuildable and likely result in litigation).

>  
> I have 5 lots that meet the minimum width but have zero street frontage and one lot that meets the width but only has 30 feet of street frontage. One of the Sawtooth Hotel lots also would not meet the requirement if the new ordinance specifies 48 feet of street frontage. The concern, of course, is fire access and this has been handled by requiring 20 ft wide access easements to each lot (except mine where the City required 22 ft access easements). Since 6 of my lots would be negatively impacted, I would have no choice other than litigation if the city did change the ordinance to 48 feet of street frontage. I would prefer not to be forced into that situation.

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COMMENTS RE: RIVER 1 SIGN VARIANCE

Stanley City Clerk

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From: Frank Juliano [fwowoodchucks@hotmail.com]  
Sent: Wednesday, August 08, 2012 2:02 PM  
To: herb mumford; winterfest Herb; laurie gadwa; steve botti; winterfest James  
Cc: Matt and Stephanie Strand  
Subject: River One sign

Folks....

Please approve the new River One sign....

It is a vast improvement over the old existing one....

River One contributes considerably to the Option Tax fund and causes no problems for our City.... visitors love this place and are extremely supportive of it.

As one drives around Stanley there are numerous examples of EGREGIOUS EYESORES which impact our tourist based economy.....

Consider the ever-increasing dirt piles, unfinished structures, piles of junk on porches and a host of other unfriendly sights which our visitors see....

And then consider, if you will, the combative, uncooperative attitudes which create and foster these public problems.....

I think it is, without question, time to reward the good guys here in Stanley..... (I'll give you my suggestions for what to do with the anti-social deviants later....)

We need to address these problems while we encourage and promote those businesses which are positive and contributory to our image and economy.

Please approve the River One sign... it's nice and so are they .

Thank You,

Frank Juliano

The Riverside Motel  
Sawtooth Rentals  
Retired Politician

COMMENTS RE: RIVER 1 SIGN VARIANCE

**Stanley City Clerk**

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From: Barbara Gudgel [barbarajm1@hotmail.com]  
Sent: Thursday, August 09, 2012 3:11 PM  
To: cityclerk@ruralnetwork.net  
Subject: River 1 Sign

Atten: Mr. Doug Plass

Mr. Plass I was in the post office today and noticed that one of the agenda items for tonight's meeting was the signage in front of the River 1 retail store. I hope the city council approves the new sign, it is a huge improvement over the old one, the old one is actually an eyesore to the beautiful city of Stanley.

Thank You,

Barbara Gudgel  
122 Shupe Road  
Casino Creek, Stanley, ID

Barbara L Gudgel  
Sent from my iPad  
850 381 0464 cell  
[barbarajm1@hotmail.com](mailto:barbarajm1@hotmail.com)  
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Version: 2012.0.2197 / Virus Database: 2437/5189 - Release Date: 08/09/12

**Stanley City Clerk**

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**From:** Sandra Beckwith [sfbekster@gmail.com]  
**Sent:** Thursday, August 09, 2012 4:48 PM  
**To:** cityclerk@ruralnetwork.net  
**Subject:** Variance for River One Sign

Dear Mr. Plass,

I understand the city council has allotted time during this evening's meeting to discuss a variance for the sign for the business River One. I can envision no harm that would come to Stanley with the approval of the variance, and would encourage you to approve it. My experience with Matt Strand and family, the proprietors of River One, both as a manager of an area business and a "local consumer" has been that they are conscientious business owners and a valuable asset to the Stanley business community.

Thank you for this opportunity for consideration.

Sincerely,  
Sandra Beckwith  
P. O. Box 377  
Stanley, ID 83278  
208. 774-2674

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Version: 2012.0.2197 / Virus Database: 2437/5189 - Release Date: 08/09/12

Comments RE: River 1 Sign Variance

**Stanley City Clerk**

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**From:** Emily Engelhardt [HR@redfishlake.com]  
**Sent:** Thursday, August 09, 2012 12:47 PM  
**To:** cityclerk@ruralnetwork.net  
**Subject:** Public Opinion

Hi Doug,

I was just made aware that the new sign for River 1 was under public review.

I think the sign looks great and is an improvement from the previous sign.

Thank you,  
Emily

Emily Engelhardt  
Human Resources  
Redfish Lake Lodge  
(208)774-3536  
[www.redfishlake.com](http://www.redfishlake.com)



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Comments Re: River 1 Sign Variance

**Stanley City Clerk**

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From: williams@ruralnetwork.net  
Sent: Monday, August 06, 2012 11:55 AM  
To: cityclerk@ruralnetwork.net  
Subject: Variance for River 1 comments

From Scott and Dee Williams owners of property at 605 Edna McGown Ave. in Stanley.

Regarding the request of a variance to allow the sign at River 1 across the highway from our business, we are very much for the variance to let them keep their sign up. The sign is an attractive sign and should be allowed to stay. Thank you for your consideration and helping business in Stanley. Scott and Dee Williams, Williams Motor Sports

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AUG 9, 2012 CITIZEN PARTICIPATION

**Stanley City Clerk**

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**From:** rebarnold@aol.com  
Thurs, August 09, 2012 4:35 PM  
**Sent:** rebarnold@aol.com; cityclerk@ruralnetwork.net  
**To:** mhadzor1@yahoo.com; dannerslogcabins@yahoo.com; mccoys@ruralnetwork.net; info@meadowcreekinn.com; jeff@redfishlake.com; mthrvill@ruralnetwork.net; mvlodge@ruralnetwork.net; info@sawtoothproperties.com; papabrunees@gmail.com; mark@riverwear.com; redwoodcabins@cox.net; pwright@riversidemotel.biz; christythompson@mail.com; stanleyvacationrentals@gmail.com; contact@salmonriverclinic.org; info@sawtoothhotel.com; ggadwa@hughes.net; sawprop@ruralnetwork.net; keith@sawtoothvalleybuilders.com; sawtoothvista@gmail.com; saromalley@mac.com; smileycreek@ruralnetwork.net; stanley.id.library@gmail.com; info-request@highcountryinn.biz; realtors@ruralnetwork.net; gary@sawtoothsociety.org; tim@sawtoothhotel.com; lindajogillet@gmail.com; valleycreek@stanleyidaho.com; humumford@ruralnetwork.net; williams@ruralnetwork.net; steve@hosac.net; ken@hosac.net; joxdoc@gmail.com; cisherlock@launchdesignvz.com; camille.sherlock@gmail.com; tpeterson@whaleyevay.com  
**Subject:** Re: Building Permit 811 set for Hearing by Stanley City Council on August 9, 2012

Office is not a permitted use in the Commercial zone so this permit cannot be approved without a variance, which requires a separate process. Office is a parking intensive use so the Council needs to address parking concerns and how much on-site parking should be required.  
Sincerely, Rebecca Arnold(208) 841-2530

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Stanley City Clerk

From: rebarnold@aol.com  
Sent: Thursday, August 09, 2012 4:11 PM  
To: rebarnold@aol.com; cityclerk@ruralnetwork.net  
Cc: mhadzor1@yahoo.com; dannerslogcabins@yahoo.com; mccoys@ruralnetwork.net; info@meadowcreekinn.com; mthvill@ruralnetwork.net; mvlodge@ruralnetwork.net; info@sawtoothproperties.com; papabrunees@gmail.com; jeff@redfishlake.com; redwoodcabins@cox.net; pwright@riversidemotel.biz; christythompson@gmail.com; mark@riverwear.com; stanleyvacationrentals@gmail.com; contact@salmonriverclinic.org; info@sawtoothhotel.com; ggadwa@hughes.net; sawprop@ruralnetwork.net; keith@sawtoothvalleybuilders.com; sawtoothvista@gmail.com; sarromalley@mac.com; smileycreek@ruralnetwork.net; stanley.id.library@gmail.com; info-request@highcountryinn.biz; realtors@ruralnetwork.net; gary@sawtoothsociety.org; tim@sawtoothhotel.com; lindajogillet@gmail.com; valleycreek@stanleyidaho.com; hnumford@ruralnetwork.net; williams@ruralnetwork.net; steve@hosac.net; ken@hosac.net; joxdoc@gmail.com; cjsherlock@launchdesignvz.com; camille.sherlock@gmail.com; tpeterson@whalleyevay.com

Subject: Re: Testimony for Proposed revised building permit application form set for Hearing by Stanley City Council on August 9, 2012

Doug, my earlier email included the building permit application form in the subject line but did not address that item. Please provide a copy of this email to the Mayor and Council prior to the council meeting. When the Council gets to that item on the agenda (under Unfinished Business on page 3), please read the following into the record prior to the Council's discussion of the new proposed building permit application form.

Mayor/Council: Please delay any further discussion on the proposed new building permit application form until the form can be distributed to property owners for their review and input. I seriously doubt that more than a handful of the many property owners in Stanley have seen this new proposal, and it is not listed on the agenda as "to be voted on" at tonight's meeting. This new form of permit is quite onerous and appears to be nothing more than an attempt to make building in Stanley much more difficult and expensive - if not impossible. The current building permit application works just fine and has for many, many years. If it ain't broke, don't fix it and risk expensive litigation.

As to the proposed building permit application form and the proposed new instructions that go with it: I have not had adequate time to review the proposed form but I offer the following preliminary comments:

The proposed form and instructions are in conflict with the Stanley Municipal code (SMC) and contain more restrictive requirements than what is contained in the SMC. The Council cannot impose requirements that are not in the SMC. Just some preliminary examples: Nothing in the SMC requires that an applicant provide "parking area adequate for anticipated customer base" for commercial uses like retail, etc. SMC does not require scaled drawings with specifications. Nothing in SMC requires location of, or screening for trash receptacles. Nothing in SMC requires ITD approvals.

Nothing in the SMC requires Salmon River Electric approval or even that a building hook up to SREC facilities, nor is there any requirement in the SMC even for notice to the SREC. Solar has been, and can be, used for power needs so technically an owner may opt not to use SREC at all.

Per the SMC, building permits are issued for 1 year. The council cannot change that by adopting an application form and process that provides for less than 1 year or to revoke a permit once issued or deny renewal (especially not using arbitrary undefined standards).

Item 2 g in the instructions must be deleted. SMC 16.44 addresses only Subdivisions, not building permits. Areas of special concern are addressed through the subdivision process and once the subdivision is approved, the City cannot use the building permit process as a back door way to change what was approved with the subdivision.

Nothing in the SMC requires proof of membership in the Stanley Sewer Association (SSA) prior to issuance of a building permit so it appears that the City is looking for a way to delay issuing permits. Some buildings (those with out plumbing) would not require hook up to the SSA. Permits for grading, fill, installation of utilities, and other activities that do not involve a structure with plumbing certainly would not require approval from or membership in, the SSA.

Nothing in the SMC requires fire department approval of setbacks and building construction materials. In my discussions with Sawtooth board members some time ago, they do NOT want to undertake such approvals and potential liability that goes along with it. Has the City conferred with the Sawtooth Valley Fire District Board Members regarding this proposed form? Talking to the Fire Chief about it would not be sufficient as the fire chief does not have the authority to bind the Board to such potential liability. Is the reference to Design Criteria meeting International building codes also a method to delay permits or is the City positioning itself to start hiring people that we cannot afford to be code inspectors?

Full construction drawings, plans and specification have never been required for building permits and, frankly, most people have only had elevation drawings prepared and minimal construction drawings. The City of Stanley has historically only reviewed building plans to verify compliance with building height, building setbacks, exterior material requirements and colors. Is the City now attempting to broaden its review beyond what is required/allowed under SMC? If the City plans to try to use outside, out of state engineers to do an extensive review of plans, such action will make it prohibitively expensive for anyone to obtain a building permit in Stanley and likely will lead to litigation. Do you really want to go there?

It appears that whoever drafted the form and instructions is trying to include so many requirements that the City can just deem an application "incomplete" and not even consider it. That is just ridiculous for a town of the size and resources of Stanley. Certainly any attempt by the city to include requirements that are beyond the SMC requirements for an application to be "complete" is arbitrary and capricious and not in accordance with the SMC.

Thank you for the opportunity to provide comment on the above items. I will be available by phone -208-841-2530 - to participate in the public hearing and answer any questions you may have.

Sincerely,  
Rebecca Arnold  
(208) 841-2530  
and Thomas Arnold

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