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**City of Stanley
Public Hearing – Building Permit Changes
February 10, 2014**

The public hearing is called to order at 6:22 pm on Monday, February 10th, 2014 in the Stanley Community Room.

IN ATTENDANCE FOR THE CITY:

Council President Steve Botti, Councilmember Lem Sentz are present. Councilmember Laurii Gadwa by phone, Councilmember Hadzor is absent due to unforeseen circumstances, but was able to join the meeting at 7:05 p.m.

OTHER ATTENDEES:

Richard Neustadter, Selma Lamb, Sean Tajkowski, Lloyd Lamb, Jim Wetzel and Ellen Roche Libertine

REVISIONS TO SMC TITLE 15 REGARDING BUILDING PERMITS:

Council President Botti offered opening comments which are included with the minutes.

No participants offered testimony in favor of or neutral to the proposed ordinance.

All other attendees offered testimony on opposition to the proposed changes, although some of them supported some or most of the proposed changes. Major points of their testimony follow:

Sean Tajkowski requested that the Council clarify whether a permit applicant could appeal to the Council a decision by the Council's authorized representative.

Selma Lamb generally supported most of the proposed changes from the previous version of the proposed ordinance, but still opposed the requirement that structural changes to load-bearing walls would require a building permit, and the design of new commercial and public buildings be stamped and certified by an engineer or architect.

Lloyd Lamb and Jim Wetzel also thought that the engineering certification requirement was burdensome, especially for small commercial construction.

Dick Neustadter thought that the City should trust property owners to do the right thing because they generally have pride in ownership, and would not need regulations such as engineering certification to do the right thing.

Ellen libertine reiterated her opposition stated in previous meetings, and alleged that the proposed revisions were onerous and would drive away potential new business and residents.

There were no closing comment by the Council.

ADJOURNMENT:

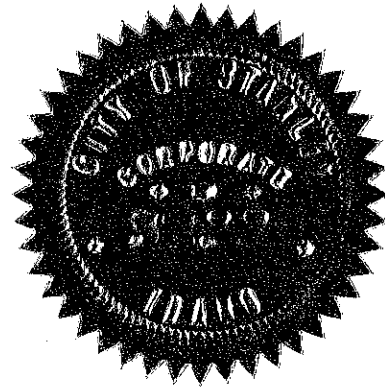
The meeting is adjourned at 7:24 pm.

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H. W. Mumford
Herb Mumford, Mayor

ATTEST: Cari Tassano
City Clerk, Cari Tassano



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Attachment of Council President Botti's comments follows:

Building Permit Changes

Most of the proposed changes are designed to simplify the process, or clarify intent of existing requirements, or streamline the process to avoid potential problems for both applicants and the city.

The City has received many complaints about several building projects, some of which drag out for years or are abandoned or residents are confused about certain requirements or the lack of requirements. These issues affect the general happiness of the community and it is the Council's job to respond to these issues and try to make things better.

The proposed changes clarify the types of projects that require or do not require building permits, the result being that fewer projects will require permits than in the past. The proposal actually establishes procedures for administrative approval of most permits, eliminating the need to have each application considered by the Council, which can delay the process for weeks or months. This streamlining was permitted in the existing code, but there were no procedures established for actually carrying out this intent.

Stanley has never required building construction to comply with the International Building Code, the Residential code, or the Energy Conservation Code as required by State law. Rather than impose these lengthy requirements at this time, the proposed changes do establish some basic engineering requirements for public and commercial buildings in the interest of public safety. This is something that is routinely done anyway as part of prudent construction practices, and is typically required by almost all rural communities and counties.

The proposal also establishes procedures for better coordination between the city and other regulatory entities, which will in many cases avoid delays for the applicant and conflicts among regulators. This does not impose any new permitting requirements or burden on the applicant.

And finally, the proposal changes the permit from one year to 2 1/2 years, or 3 years for large commercial construction in recognition of the short building season. This should avoid the need for renewals common under the present requirements, saving effort and money on the part of applicants.

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