

ORIGINAL IN RED

**City of Stanley
Council Work Session
February 16, 2012 – 10:00am**

APPROVED

The work session was called to order at approx. 10:05am Thursday, February 16, 2012 in the Community Building.

IN ATTENDANCE FOR THE CITY:

Mayor Herb Mumford, Council President Steve Botti, Councilwoman Melinda Hadzor, Councilwoman Laurii Gadwa, and City Clerk Doug Plass.

OTHER ATTENDEES:

Keith Reese

CODE REVIEW

The council discussed areas of the Stanley Municipal Code which may be in need of review/revision. These included:

- Subdivisions/Lot Splits
 - No provision exists for the creation of two or three lots from a larger parcel, and some members of the community have expressed their desire to split their lots.
 - There are many options available. A town hall meeting will be held on the 21st of March to gather community input. Council members will come up with one or more 'strawman' drafts to present to the community as a starting point.
- Dark Skies
 - No ordinance exists regarding the use of outdoor lighting. The community may benefit from designation as a 'Dark Sky Community'. Investigation will have to be done to determine what is required for a designation and whether said designation can be accomplished without an ordinance.
 - After the appropriate research is done, the public will need to be brought into the discussion to see whether a 'Dark Sky' designation is wanted and what steps should be taken
- Zoning
 - There has been some interest in removing the 'limited commercial zone' and including those areas in the 'commercial zone'. This may require changing downward the minimum lot size for properties with residences within the commercial zone to take into account 'limited commercial' property sizes and current properties within the commercial zone which are smaller than the current minimum size. A town hall meeting to address this subject is needed and will be scheduled for some time in the spring.
 - Building appearance / Materials – There is some interest in changing the current zoning requirements to allow for certain materials that are not currently allowed. This may include metal siding of a rustic nature. A public meeting will need to be scheduled to accomplish this. Furthermore, inputs from builders and architects are desired.
 - Fire Codes/Building Codes – The last fire code adopted is the 1988 version of the International Fire Code. Building Codes have not been adopted except when required by adoption of the fire codes. It appears

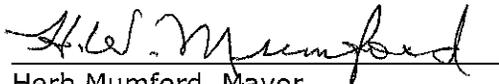
that without code enforcement their adoption is somewhat meaningless. The city attorney will need to be consulted to get some guidance on this.

- Building Permits – The city’s building permits may need to be changed to reflect the fact that building inspection from the city does not take place. Custer County issues ‘zoning certificates’; Stanley may consider doing likewise.
- Infractions/ Penalties
 - Violations of many provisions of the Stanley Municipal Code require misdemeanors. It may be more useful to change many of these to simple infractions. Councilwoman Gadwa will research which of these violations state law requires be misdemeanors, and which may be changed.

APPROVED

ADJOURNMENT:

The work session was called to a close at approximately 11:30 am.


Herb Mumford, Mayor

ATTEST:


City Clerk, Doug Plass