

**City of Stanley
Zoning Workshop
June 7, 2012 – 10:30 am**

APPROVED

The work session was called to order at 10:56 am on Thursday, June 7, 2012 in the City Office.

IN ATTENDANCE FOR THE CITY:

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

OTHER ATTENDEES:

Lloyd Lamb, Keith Reese, Ellen Libertine

ZONING

Council President Botti suggested that at the beginning, the workshop should focus on those issues that there is broad agreement about, and that are pressing with regard to current development. These include the permitted building materials, and permitted uses in the commercial zones. Council President Botti has developed a sheet which summarizes those issues and provides some language suggested as a starting point.

The council begins by discussing allowing 'rustic metal siding' and what the appropriate language is to accomplish this. It is decided that 'finishes approximating natural rusting cold rolled steel or the approved color chart' is a sufficient description. Council President Botti asks if there any other materials that should be also added to the list. Keith Reese suggests that the fencing section should be amended to include the same rustic metal as in the general use regulations. It is suggested the SMC 17.47 be changed. Council President Botti thinks that SMC 17.47 could simply refer to the general use regulations for 'rustic in nature', rather than having specific requirements for fences. The clerk suggests that the section about specifications for natural materials versus dimensional lumber be changed as well to allow for metal fencing.

Council President Botti suggests some language to allow for offices and short-term vacation rentals in Commercial and Commercial A zones. Ellen Libertine suggests that some other permitted uses be removed if offices are added, so as to not have redundancy in the code. Lloyd Lamb suggests that conditional use permits rather than variances be the vehicle for allowing uses not specifically permitted. Council President Botti thinks that that could be a way to avoid having to specifically enumerate all possible uses in advance, and gives the council the flexibility to impose conditions on a case by case basis.

Lloyd Lamb has presented some suggestions for zoning changes, including changing the original townsite to Commercial A, and providing some consistency between the zones in terms of language. The Mayor points out that this workshop is to consider changes to the zoning ordinances, not to the zone boundaries. Council President Botti shares the diversity of opinions with respect to minimum lot sizes, as the commercial zones do not currently have minimum lots sizes for lots which do not contain a building. The clerk reads a letter from Jane McCoy where she says she is

not in favor of changes to lot sizes within the commercial zones. Lloyd Lamb says that 'width and 'frontage' are used interchangeably in the code, and should all be changed to 'frontage' when referring to lot sizes to be clearer.

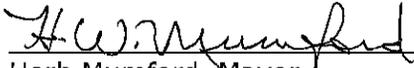
Council President Botti asks whether parking and snow storage should be addressed in future development, as it is in the Limited Commercial Zone, and in Conditional use permits for short-term vacation rentals in the Residential Zones. It is decided not to address parking at this time.

The limited commercial zone is not addressed at this time, as the community has not expressed any problems with the zone as it now stands.

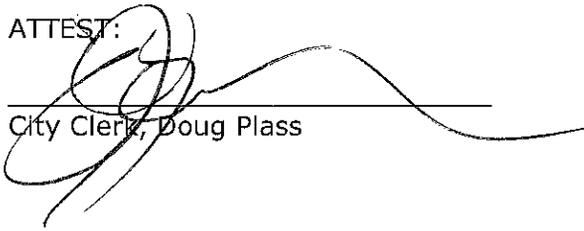
Lloyd Lamb's suggested changes to the ordinances are gone through. Editorial changes which do not change the intent of the ordinance are incorporated, but those changes which are substantive are not addressed at this time.

ADJOURNMENT:

The meeting was called to a close at 12:31 PM.



Herb Mumford, Mayor

ATTEST:


City Clerk, Doug Plass



APPROVED

ORIGINAL IN RED