

ORIGINAL IN RED

**City of Stanley
Public Hearing/Special Council Meeting
March 28, 2011 – 5:00pm**

The public hearing was opened at 5:04pm Monday, March 28, 2011 in the Community Building.

IN ATTENDANCE FOR THE CITY:

Mayor Herb Mumford, Council President Steve Botti, Councilman Frank Juiliano, Councilman Lem Sentz, Councilwoman Laurii Gadwa, and City Clerk Erin Fisk

OTHER ATTENDEES:

Johnny Ray Kirch, Huck Adams, Gary Gadwa, Neil, Nan, and Rachel Anderson, Charlene Cvecich, Jim Wetzal, Ellen Libertine, Mike and Sara Nedeau, Tom_____, Dino Henderson, and Barbara Garcia with the Forest Service.

PUBLIC HEARING: Mountain Village Resorts application to build six (6) RV sites/pads on their property located within the Commercial District.

The Mayor explains the reason for the variance is that the type of use being requested, RV site pads with the Commercial Zone, is not specifically allowed, nor is it expressly prohibited in the city code. In that case, a variance is the cleanest, safest way to deal with the request, making sure that public comment was allowed. There was no sign-up sheet for those wishing to comment, so speakers were chosen by a show of hands. Huck Adams spoke in favor of the RV pads saying that Elk Mountain RV Park has to turn people away during the summer. Charlene Cvecich spoke in favor of the application saying that at Mountain Village they get a lot of requests for RV hook-ups. She feels like they are sending money out of town and we need it. She does not feel that the sites will adversely impact anyone. From the plans she has seen it appears that the sites will be attractive. She mentions waiting a year before planting too many trees or shrubs to see where landscaping might do best and could be strategically placed. Clarence (Dino) Henderson spoke in favor saying that they could be used year round as well. Lots of places are closed in the winter. He thinks that the sites will look good with the landscaping. Mayor Mumford reads a letter submitted by Sari O'Malley who speaks in favor of the application. Jim Wetzal also submitted a letter expressing support for the application. Patti Wright with Riverside Motel submitted a letter where she expressed some concerns over the application including the possible visual obstructions RV's might provide as the proposed sites will be directly across from her business. She also felt that Mountain Village might better use the funds needed for the RV sites to make improvements to existing buildings that are in need of upgrades. Most of the concerns surrounded the visual implications of having more RV's/trailers. She was also concerned that these sites would turn into long-term employee housing. Charlene mentioned that there used to be a home on the proposed site, so it was not open for a clear view. Kenny Masoner also submitted comments. He was ok with the application as it was submitted with the six pads in the proposed location, but he would request and appreciate the opportunity to re-submit comments should Mountain Village ever decide to expand beyond the six pads. He was also curious about the setbacks from Highway 75, but it was determined that those set backs would not be an issue. Charlie Thompson also wished to express his support with a note he submitted. Gary Gadwa said that having sites in the winter would be a great step in the right direction. He said that the SNRA has a lot of need for camping, but many people are

choosing to travel with RV's these days. John Kirch spoke in favor of the application as well saying that there are not enough RV sites in town. The Thompson Peak RV Park is for longer term rentals rather than nightly rental. Neil Anderson said that Stanharrah has always tried to support the city. They think this is a good idea and will benefit the community. If six sites turn out to be a success then eventually they will want to expand, but he does not think they would ever have over twenty spaces. He originally thought the Council had an issue with the application because RV sites were not explicitly acceptable in a commercial zone. It is explained that they are not listed as permitted uses. They are not opposed to doing some screening in the future. He thinks it may be a tough piece of ground to grow trees on. He does not think that fencing is a very viable option because of the elk and other wildlife that come through. He said they are open and willing to "play nice." Ellen Libertine said that they had a meeting the other night at the Mountain Village with mainly Mt. Village employees. She said they talked about what they might be able to do with landscaping and screening, etc. She sees no reason why they shouldn't be given a year to work on landscaping. She thinks it is important for the public to know that they have a year so people will be less likely to complain.

**The public hearing was closed at approximately 5:19pm.

**The Special City Council meeting was called to order at approx. 5:19pm.

Council President Botti made a motion to approve the Variance for Building Permit #786. Some discussion will need to follow. Councilwoman Gadwa 2nd the motion. Mayor Mumford feels that screening and landscaping is something to discuss further and consider. The Council agrees. Councilwoman Gadwa suggests wording the motion so that Mountain Village will have one year to submit a landscaping plan to the city. Neil Anderson feels that this is reasonable. Council President Botti thinks that a screening plan of some sort to break up the visual impact might be necessary. This would alleviate some of the concerns of the business owners living across Highway 75 from the site. He also understands that this is a piece of property open for development and he wants more development in town. Charlene Cvecich asks if they wanted to build a fence, would that be a separate building permit or could that be part of the landscaping plan. The Clerk says they should be careful because building permits are required for fences in town. Mayor Mumford clarifies that a fence would be a separate building permit, but it would not require a variance. It can be included in the plan, but that will not give them permission to build it without a permit. Neil Anderson thinks that fencing will be the last option for screening. Council President Botti also brought up that the sites are to be for visitor rental and not for employee housing units. Mayor Mumford also brought up the expansion issue that this application is being approved for the six noted sites only. Any expansion would have to be discussed separately in the future. Council President Botti amends his motion to approve the Variance for only the six pads as presented at this time; a screening/fencing plan will be required to be submitted to the city within a year; the Variance is only for RV rentals to the public and not for employee housing. Councilwoman Gadwa 2nd; all approved; none opposed; motion passes.

ADJOURNMENT:

Mayor Mumford adjourns the Council meeting at approximately 5:29pm.

H.W. Mumford
Herb Mumford, Mayor

ATTEST:

Erin Fisk
City Clerk, Erin Fisk

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