



CITY OF STANLEY

Memo

Date: February 5, 2015

To: Congressman Mike Simpson

From: Steve Botti, Acting Mayor, City of Stanley

Subject: Proposed Transfer of Approximately 4 acres of U.S.
Forest Service Land to the City of Stanley for
Development of Workforce Housing.

Many temporary and permanent residents of Stanley struggle to find adequate housing. This is especially true for the summer workforce, which quadruples the population of the town. Stanley's economy is almost entirely tourism-dependent, with the tourist season mostly limited to June-August. Housing is scarce or unavailable for many seasonal workers because the town occupies only 308 acres, and is surrounded by U.S. Forest Service land or private ranch land encumbered by conservation easements that limit housing development. The price of available real estate is high, making it uneconomical to develop it for workforce housing. There are no other communities within 60 miles of Stanley that could provide this housing. Consequently, many seasonal workers are forced to live in motel rooms, when available, or camp in the forest for months at a time. These workforce campers are forced to move camps every 16 days to comply with Forest Service regulations, or resort to illegal camping. People can become desperate in the winter months when temperatures can dip to -50 F and blizzards are frequent. Sanitation, quality of life, and mental health issues are common. Many permanent residents without the means to purchase expensive real estate are forced to bounce from trailer to apartment to house every few months depending on what is available and affordable.

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The Stanley Comprehensive Plan and the Sawtooth 20/20 collaborative vision plan for the Stanley/Sawtooth Valley have, for many years, identified the lack of employee housing as a serious problem. The proposed land transfer of 4 acres to the City of Stanley will allow the construction of up to 20 workforce housing units without impacting the scenic or natural resource values of the Sawtooth National Recreation Area. The units will be tucked in against a hillside and blended with the terrain to the extent feasible. Stanley has restrictive construction and building appearance requirements to ensure that housing reflects the character of a rustic, western frontier town, in support of SNRA goals. This proposed land transfer is the only viable path to provide a meaningful solution to the critical housing shortage in Stanley.

The City of Stanley, Custer County, Sawtooth Society, The Wilderness Society and the Idaho Conservation League recommend that you include this land transfer for City of Stanley workforce housing in your Wilderness bill for the Boulder-White Cloud Mountains, subject to the following stipulations:

- 1) The approximate boundary of land to be transferred is depicted on the attached map. The area is approximately 4 acres. The exact boundary is subject to a survey.
- 2) The proposed parcel is entirely outside the area managed by the Sawtooth Association (SIHA) under special use permit from the U.S. Forest Service.
- 3) The Forest Service road that passes through the proposed parcel will be transferred to Custer County in its entirety, from Highway 75 to the junction of Sawtooth Ridge Road at the City of Stanley boundary. This road will be moved by the County to the southeast along the boundary of the proposed parcel.
- 4) The parcel will be dedicated to workforce housing serving Stanley businesses, the City of Stanley, and organizations serving the local community. Emphasis will be on serving the needs of temporary employees. The housing will remain dedicated to this public purpose in perpetuity.

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- 5) The legislation will contain a reversionary clause stating that the property will revert to the SNRA if it is used for any other purpose than stated in (4) above.
- 6) The target will be to provide up to 20 apartments. The tentative plan is for 4 to 5 four-plexes, but the actual configuration of units will be determined later.
- 7) The City of Stanley will retain land ownership in perpetuity, but may contract for property management.
- 8) Since the proposed parcel will be outside the city limits of Stanley, city zoning and other ordinances will not apply. Therefore, the Sawtooth National Recreation Area will need to be directed that its private land use regulations will not apply, particularly in regard to the number and type of housing and residences that may be constructed on the parcel. The City of Stanley will enforce the building appearance and height requirements from its zoning ordinances, which are generally in agreement with the SNRA private land use regulations. The City will construct housing units of no more than two stories each, and will place them near or against the hillside to blend them with the terrain.
- 9) The U.S. Forest Service will be directed to remove the barn currently located on the proposed transfer parcel. This barn, which is located on the site with most potential for development and is used to store chemicals, would create a conflict with the location of the proposed housing. This barn is currently not within the U.S. Forest Service special use permit for SIHA.
- 10) The proposed land transfer and housing will incorporate Sawtooth Vision 20/20 guidance to the extent feasible.



Google earth

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19993097 Date: 10/6/2014 44°13'38.08" N 114°55'46.46" W elev 6237 ft eye alt 7310 ft

