

**FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
December 14, 2011**

Vice-Chairwoman Tammy Stevens called the regular December 14, 2011 meeting of the Planning Commission to order with Chairwoman Lorna Johnson in attendance a few minutes later. Commissioners Gary Howden, Bob Kirkham, Tammy Stevens, Darlene Pearson and Mickey Woolley were also present. Irene Whipple was present from the Planning Department.

Minutes from the regular meeting of November 9, 2011 were approved as written.

A reasonable use exemption request was submitted by Loyde Brady. Mr. Brady leases Lot 7 within Sherman Creek Homes which is improvement only on government leased land along Lake Roosevelt that is managed by the National Park Service. It is located within Range 37, Township 36, Section 27. This existing plat does not meet the current standards and the undersized lot requires the placement of the new septic system to be placed closer to the lake than our current 150' setback. Because of the undersized lot which does not allow for the 150' current setback, Tammy Stevens made a motion to approve the reasonable use request to install a septic system as far away from the ordinary high water mark as possible, but no closer than 25' from the ordinary high water mark as long as there is protection for the system from vehicular traffic; it satisfies all the other Northeast Tri-County Health Department requirements; and it meets the National Park Service requirements and approval. Bob Kirkham seconded the motion and it passed unanimously.

The Planning Commission also reviewed a similar reasonable use exemption submitted by Eric Weatherman. Mr. Weatherman leases Lot 10 within Sherman Creek Homes which is improvement only on government leased land along Lake Roosevelt that is managed by the National Park Service. It is located within Range 37, Township 36, Section 27. This existing plat does not meet the current standards and the undersized lot requires the placement of the new septic system to be placed closer to the lake than our current 150' setback. Bob Kirkham made a motion to approve the reasonable use request to install a septic system as far away from the ordinary high water mark as possible, but no closer than 25' from the ordinary high water mark as long as there is protection for the system from vehicular traffic; it satisfies all the other Northeast Tri-County Health Department requirements; and it meets the National Park Service requirements and approval. Gary Howden seconded the motion and it passed unanimously.

The Planning Commission held a discussion regarding the Voluntary Stewardship Program and came up with the following concerns that they unanimously agreed to recommend for the Board of County Commissioners consideration:

- Not going to put our current appeals on hold
- Composition of the members of the watershed group
- Funding issues—Federal nexus
- No written guidelines yet for policies and goals
- Watershed group should not have the authority to request enhanced enforcement
- Disagree with the makeup of the technical group
- Plan applies to “agricultural activities” not “agricultural land”; therefore, it could potentially apply to all lands in Ferry County
- If we do not accept the money, or the plan is not meeting the goals, we still have to comply with the GMA
- Includes “enhancement” which the GMA does not require

- Planning Commission has tried to protect property rights and limit the regulations of those rights, and this new plan would take precedence over the protective work that has already been done; i.e. requiring “enhancement”
- Rat poison has 2% poison and 98% good stuff

The Planning Commission continued their review for updating the Comprehensive Plan and made the following changes to the draft ordinance:

Section 7.3, third paragraph,

- 1st sentence: reword to “Land use issues in Ferry County.”
- 1. Move 1. up in front of the first sentence and make it all one paragraph
- 1. Last sentence: “delete “timber and agricultural land base” and replace with “natural resources”
- 2. Delete and reword: “Revitalize the natural resources base industries and the Ferry County economy without changing the rural atmosphere of the county.

Section 7.4, Policies, #5: Move to Goals #2 and renumber the remainder

Section 7.4.1, Goals, 1.: Correct “insure” to “ensure”

Section 7.4.2:

- Policies, #3: Delete (already addressed under Goals)
- Historical Background, 1st paragraph, 2nd to last sentence: Change to read: “There are literally hundreds of thousands of acres of land that are currently in the flood plain that may.....”

At the next meeting, continued review of the Comprehensive Plan will start at 7.4.13 Aquifer Recharge Areas.

The meeting was adjourned at 8:10 p.m.