

**FERRY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
September 7, 2011**

Chairwoman Lorna Johnson called to order the September 7, 2011 Planning Commission Regular Meeting. Commissioners Darlene Pearson, Mickey Woolley, Bob Kirkham, Tamra Stevens, and Gary Howden were also present. Irene Whipple was present from the Planning Department. Greg Harvey, John Stotts, Roger Halbach, Mike Mason, and Randy Naglich attended as guests.

The Planning Commission approved the minutes for the 7/13/11 Regular Meeting, the 7/25/11 Public Hearing/Special Meeting and the 7/27/11 Special Meeting as written.

A discussion was held regarding the timing of the Planning Commission's public hearings on draft ordinances. The Public Participation Plan states that the Planning Commission may hold a public hearing. It was decided to hold the public hearings on a regular scheduled meeting date if at all possible.

Greg Harvey owns Lot 3 of Harvey Short Plat in Range 32, Township 40, Section 35 and is subdividing it into 3 lots. Mr. Harvey is applying for a variance on Lot 2 of the proposed short plat. This lot size does not meet the requirement of the Subdivision Ordinance that no proposed lot or parcel can be less than 200 feet in width and be less than 2.5 acres in area. The Planning Commission reviewed the September 10, 2003 minutes where this issue was also discussed. After the Commissioners reviewed the proposal, Bob Kirkham made a motion to deny Mr. Harvey's variance because his property was not 200 feet in width and not 2.5 acres in area, therefore not meeting all 3 criteria of Section 25:00 VARIANCE. It was seconded by Darlene Pearson and the motion was passed unanimously.

John Stotts submitted an application for a Reasonable Use Exception on Lot 1 of the John Stotts Short Plat located in Range 33, Township 38, Section 22. His house was built in 1975 and at that time there were no setbacks on that portion of Curlew Creek; however, today there is a 100' setback. He wants to add an 8' x 28' addition on the north-side of his existing house, to be placed no closer than 45 feet from the ordinary high water mark of Curlew Creek. Currently there is an existing concrete slab where the addition will be placed; therefore it would not change the fundamental foot print of the building or increase the impact to the riparian area. After discussion, a motion was made to approve the Reasonable Use Exemption by Bob Kirkham. It was seconded by Mickey Woolley and was passed unanimously.

Mike Mason and Randy Naglich own Lot 1 of the Mason Seg. Survey in Range 33, Township 38, Section 30. They have 20 acres that they are short platting into 3 lots. Now that they are subdividing, they must meet the requirement that the gradient on all roads will not be more than 10%. There are several places that their road exceeds the 10% grade rule; from 11.1% to 14.8%. They reported that the road is wide enough for two cars to pass easily and the steepest part is a short distance. The road is used by many other families already and has been an existing road since 1928. It was discussed that trying to cut into the bank or redoing the road would leave it

unstable and was better left alone since it has been in existence so long. After discussion it was motioned to approve the Short Plat Variance by Bob Kirkham. Mickey Woolley seconded the motion and was unanimously passed.

Ken Matthews; owning Lot 15, Lake Curlew Acre Tracts #1, in Range 33, Township 37, Section 8, is applying for a Reasonable Use Exception. There is an existing 3 bedroom septic system installed on the property. He would like to first build a garage with living quarters on top, which counts as 2 bedrooms; then the house in the next 5 years. The septic is not large enough for both. His garage would only be 124' from the lake and the house 84'. He could set his house back further but said it may be a hardship for him with the existing driveway, and also didn't want to encroach on the existing septic. He has applied for a building permit for the garage but since the requested variance was for both the house and garage, the Planning Commission decided against his proposal as shown now. He will need to resubmit an accurate plot plan showing the location and size of on-site sewage system and replacement area sized for both buildings and the location of the house, garage, and driveway keeping his proposal as far back as possible. A motion was made by Bob Kirkham to deny the Reasonable Use Exception. Gary Howden seconded the motion and it was passed by all unanimously.

The Planning Commission continued their review of the Comprehensive Plan Update.

- Chapter 1—approved the changes with no additional changes
- Chapter 2—approved the changes with no additional changes
- Chapter 3—approved the changes along with the following:
  - 3.2.2 Correct spelling of “URBAN”
  - 3.2.4 Heading: Change to read: “POLICIES FOR COUNTY TRANSPORTATION FACILITIES AND STRATEGIES”
  - 3.2.4 Move all the goals to the Chapter 8 Transportation
  - 3.2.7 (10): Delete “Fly in, Co. Fair, Family Rodeo, Fiddler’s contest, Prospector’s Days, Barrel Derby Days, etc...”
- Chapter 4—approved the changes along with the following:
  - 4.1 Delete “Habitat of Local Importance”
  - 4.1 Rural Character (e): Change “inappropriate” to “undesired”
  - 4.1 Salmonoid, last sentence: Change to read “Ferry County currently has no ocean going fish.”
- Chapter 6—approved the changes along with the following:
  - Chapter Heading: Change from “PLANNING GOALS” to “VISION STATEMENT”
  - 6.1 1<sup>st</sup> paragraph: Delete “year 2014” and replace with “future”
  - 6.1 1.: Change “2 -3%” to “1%”
  - 6.1 2.: Delete “as evidenced by its pastoral setting and agricultural lands”
  - 6.1 3. Change to read: “The challenge of the Comprehensive Plan will be to preserve Ferry County because of the loss of natural resource based industries. Only 40% of the income in the County is from natural resource based industries. The majority of Ferry County residents have income from public assistance, public administration, health services and social assistance, or educational services. ”

- 6.1 4. Change to read: “Ferry County residents desire the return of the use of the natural resources for industries. The rich heritage of the county and the quality of life are important issues of this Comprehensive Plan. Diversifying a fragile economy will be the greatest challenge.”
- 6.1 Delete the following paragraphs down to 6.2
- 6.2 Delete everything from this section and move to their respective chapters (for example: 6.2.3 Transportation would be moved to Chapter 8 where the Transportation language is located)
- Chapter 7-
  - 7.2, 1<sup>st</sup> paragraph, 1<sup>st</sup> sentence: Change to read: “...by Okanogan County, the South and Southeast by Lake Roosevelt (formed by the back water of Grand Coulee Dam/Columbia River), and the Northeast by the Kettle River, and ...”
  - 7.3, 1<sup>st</sup> paragraph, 2<sup>nd</sup> sentence: Change to read: “..., and reestablish a natural resource based economy in light of the pressures from environmental regulations and activist groups.”
  - 7.3, 2<sup>nd</sup> paragraph: Change to read: “Ferry County’s primary employment base consists of governmental administration. Ferry County’s historic primary employment base consisted of mining, timber, and agriculture.”
  - 7.3, 3<sup>rd</sup> paragraph, 1.: Change to read: “There are some areas within the County that are suitable for infill development. Ferry County Planning Policies are required to avoid sprawl. Avoid undesirable conversion of undeveloped land into sprawling low density development, lacking adequate services, injurious to ground and surface water quality and quantity, destructive to the county’s timber and agricultural land base.”
  - 7.3, 3<sup>rd</sup> paragraph, 3. through the end of the section: Delete
  - 7.4, 3<sup>rd</sup> paragraph, last sentence: Change “currently” to “best” and change “of the CAO” to “in the record.”

The Planning Commission will start at Section 7.4.1 on page 7-4 at the next meeting scheduled for October 12<sup>th</sup>.

