Glenda Wiles

From: Vanessa Perry
Sent: Thursday, October 25, 2007 12:15 PM
To: Commissioners Department
Subject: FW: Concerns regarding new setback ordinance

RECEIVED
OCT 25 2007
Ravalli County Commissioners

From: terrybasolo@aol.com [mailto:terrybasolo@aol.com]
Sent: Thursday, October 25, 2007 7:22 AM
To: Vanessa Perry
Subject: Concerns regarding new setback ordinance

Vanessa,

Thank you for returning my call and taking time out of your busy day to speak with me for a few minutes yesterday.
As we discussed, my biggest concern on the new setback proposal is the county's ability to arbitrarily determining what is and what is not riparian and/or wetland. My property and my mother's property both are meadow/creek parcels fronting 8-mile creek. Both of these logically should be build able lots to a reasonable viewer. The new ordinance is not stopped from determining on areas that find themselves underwater in extreme runoff seasons (typical of many meadows) as being classified riparian or wetland. This would effectively condemn the entire parcels as being non-build able. My neighbors to the east will have the same challenge. These are not inexpensive parcels. They range from 10 acres to 20 and 30 and perhaps larger. Leaving this concern to the variance process seems unreasonable, as how can you tell someone who has invested $300,000 and beyond for their parcel which a reasonable person would see as build able, that it m ust remain uncertain as to whether they would be able to build. This is a large enough, common enough concern, it seems to me, that the county should clarify that meadows experiencing irregular high annual runoff would not be considered riparian/wetland, and the 100' proposed setback (although we as neighbors think 50' for class 3 streams is more common in western states and more appropriate), could only be imposed from the stream. For example: Salmon River in Idaho is 150', 100', and 50', for Class 1, 2, and 3. My mother, Sandra Hill, and I respectfully request the commissioners and planners consider revising and clarifying the language regarding meadows not annually flooded, adjacent to streams as build able and consider ameliorating the setback requirements to a more Western-U.S. conforming and reasonable distance. I reiterate that the concept you all are working on is in my view a needed and useful ordinance if carefully and thoughtfully implement e d, having considered citizen concerns, and reviewing other Western-state practices.

As a footnote; it is not clear to me, but I assume seasonal irrigation channels would be exempt from setbacks of any kind. Am I correct?

Please keep me on your e-mail update list. I plan to be back in the Bitteroot in '08 and will stay more actively involved once home.

Best regards and Thanks again for considering our comments.

Terry Basolo and Sandra Hill 902 and 874 Granite Creek Rd., respectively

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Email and AIM finally together. You've gotta check out free AOL Mail!