

**FERRY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
January 13, 2010**

Chairwoman Tamra Stevens called the Regular January 13, 2010 meeting of the Planning Commission to order. Commissioners Lorna Johnson, John Egge, Gary Howden, and Bob Kirkham were also present. Irene Whipple and Carolyn Dabney were present from the Planning Department. Commissioner Bond joined the meeting at 6:10 pm.

- ❖ **Election of Officers: Tamra Stevens as Chair, Lorna Johnson as Vice-Chair.**
  - Tamra Stevens nominated John Hamilton as Chair. The motion was not acted on as John Hamilton was not present at the meeting. Lorna Johnson nominated Tamra Stevens as Chair and Gary Howden seconded the motion. All were in favor of the motion.
  - Tamra Stevens nominated Lorna Johnson as Vice-Chair. John Egge seconded the motion with all in favor of the motion.
  
- ❖ **Review of Minutes from 12/09/09: Accepted as written.**
  - After review, Bob Kirkham moved to accept the minutes as written. John Egge seconded the motion with all in favor of the motion.
  
- ❖ There is a telephonic **Compliance Hearing** on the four old appeals, scheduled for February 10, 2010, at 10:00 am.
  
- ❖ **General Discussion of the Comprehensive Plan Update:**
  - There was general discussion of getting data from the **Office of Financial Management** for 20 year forecasts.
  - There was also discussion about **Future Land Use Maps** and the fact that the original maps were drawn in 1995.
  - There was discussion of the Public Participation Plan and involving the public in the Comprehensive Plan update as fully and as early as possible. Ideas included putting a free notice in the *Republic News Miner* regarding the meetings and the current Comprehensive Plan update. As the *Republic News Miner* charges for services, we would need to specifically ask if they would print it for free. The *Ferry County View* was also discussed as a source to post the meetings and write a bi-monthly article on the activities of the Planning Commission. Tamra Stevens would be willing to write the article. Tamra Stevens also suggested a member of the public who attended the meeting could write an article about it. Commissioner Bond was concerned about the possibility of a legal issue. If the *Republic News Miner* won't print the information for free and it only appears in the *Ferry County View*, there might be a legal issue since the *Republic News Miner* is the paper of record. Irene Whipple will check with Attorney Steve Graham or the prosecutor on this.

- Developing a time-line for the Comprehensive Plan update was discussed. One was created when application for the GMA grant was made. It was determined to use that.

❖ **Comprehensive Plan:** After discussion, everyone concurred with starting at the beginning and working forward through the Comprehensive Plan.

- **Table of Contents** will be created after all changes have been made.
- **Chapter 1 -- Introduction:**
  - ✓ Currently no changes, but an introduction proposed by Gary Howden may be included later.
- **Chapter 2 – State Requirements:**
  - ✓ Page 2-1: No change.
  - ✓ Page 2-2, bullet 1: Change the word “enhance” to “protect”.
  - ✓ Page 2-2, bullet 1: Change the word “conservation” to “protection”.
  - ✓ Page 2-2, bullet 2: Change the word “conserve” to “protect”.
  - ✓ Page 2-2, bullet 3: Delete the word “enhance”
  - ✓ Page 2-2, Mandatory Elements: Add “Economic”.
  - ✓ Page 2-2, Mandatory Elements: Add “Park and Recreation Facilities”.
  - ✓ Page 2-2, Optional elements: Add “Sub Area Plan”.
  - ✓ Page 2-2, Optional elements: Delete “anything else relating to physical development”.
  - ✓ Page 2-3, 2<sup>nd</sup> paragraph after the bullets: The PC will **come back to** this paragraph. Gary Howden will work on the wording.
- **Chapter 3 – County-Wide Planning Policies**
  - ✓ Page 3-1: No change unless there is an apostrophe typo, typed between 3 and 4. [This shows up on some copies and not on others.]
  - ✓ Page 3-2: No change.
  - ✓ Page 3-3, #5: Change the word “conserve” to “protect”.
  - ✓ Page 3-3, #8: Change to read, “If no agreement is made on Urban Growth Areas delineation, the County shall provide justification in writing for designated urban grown areas.”

- ✓ Page 3-4: No change.
  - ✓ Page 3-5, #4: Change to read, “The County will work with the State to upgrade both of the two State highways to all weather arterials.”
  - ✓ Page 3-5, #5: Change to read, “The County will attempt to maintain and improve an adequate all weather airstrip.”
  - ✓ Page 3-5, #11: Change the word “bike” to “multiple use”.
  - ✓ Page 3-6: No change.
  - ✓ Page 3-3, #7, #9, & #10: Change “Department of Community Development” to “Department of Commerce”.
  - ✓ Page 3-7: If there is an apostrophe typo, typed between c) and d). [This shows up on some copies and not on others.]
  - ✓ Page 3-8, #4: Change “Trico” to “Tri-County”.
- **Chapter 4 – Definitions**
    - ✓ Add definition: “Protect: To shield from harm or loss.”
    - ✓ Add definition: “Conserve: To maintain.”
    - ✓ Add definition: “Preserve: See Conserve.”
    - ✓ Page 4-1 Agricultural Land: Change to match the definition in the Development Regulations Ordinance.
    - ✓ Page 4-1 Agriculture Land of Long-Term Commercial Significance: Match the definition in the Development Regulations Ordinance.
    - ✓ Page 4-2 Critical Areas: Match the definition in the Development Regulations Ordinance.
    - ✓ Page 4-2 Critical Habitat: After discussion, it was decided to check to see if this term is used later.
    - ✓ Page 4-3 Easement: Change to match the definition in the Long and Short Plat Ordinances.
    - ✓ Page 4-3 Feed Lot: Change to match the definition in the Critical Areas Ordinance.
    - ✓ Page 4-3 Forest Land of Long-Term Commercial Significance: Change to match the definition in the Development Regulations Ordinance.

- ✓ Page 4-4 Habitat of Local Importance: Remove the capitals from, “Fish and Wildlife Habitat Conservation Areas”.
- ✓ Page 4-4: High Intensity Land Use: Change to match the definition in the Critical Areas Ordinance..
- ✓ Page 4-5: Low Intensity Land Use: Change to match the definition in the Critical Areas Ordinance.
- ✓ Page 4-5 Manufactured Home: Change to read:  
A single-family dwelling built according to the Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A “manufactured home” also:
  - Includes plumbing, heating, and electrical systems;
  - Is built on a permanent chassis; and
  - Can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported; or when installed on the site is three hundred twenty square feet or greater. Note: Total square feet is based on exterior dimensions measured after installation using the longest horizontal projections. Dimensions may not include bay windows, but may include projections containing interior space such as cabinets and expandable rooms.
- ✓ Page 4-5 Mobile Home: Change to read: A factory-built dwelling built prior to June 15, 1976 to standards other than the Department of Housing and Urban Development (HUD) code, and acceptable and the applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the HUD Manufactured Home and Safety Standards Act. For the purposes of this ordinance, references to manufactured homes shall include mobile homes.
- ✓ Page 4-6: Add definition for Moderate Intensity Land Use from the Critical Areas Ordinance.

The Planning Commission will begin with “Open Space” under definitions with the next meeting.

The meeting was adjourned at 8:35 pm.