

**FERRY COUNTY PLANNING COMMISSION
SPECIAL MEETING
March 24, 2010**

Chairwoman Tamra Stevens called the Special March 24, 2010 meeting of the Planning Commission to order. Commissioners Lorna Johnson, Gary Howden, John Hamilton, John Egge and Bob Kirkham were also present. Irene Whipple was present from the Planning Department. Attorney Steve Graham was also present. Commissioner Joe Bond joined the meeting at 7:00 pm.

- ❖ Tamra Stevens shared an article she wrote for the Republic News Miner, the Ferry County View, and the Board of County Commissioners about the Planning Commission with the hope of encouraging more public participation. It will be sent “as written by Tamra Stevens, Planning Commission Member” and requesting free publishing as a guest column or a letter to the editor.
- ❖ **Growth Management Hearings Board:** Steve Graham suggested to the BOCC that they might write a letter to the GMHB voicing their displeasure at GMHB members often leaving the hearings before hearings are finished, sometimes quite early in the process. Often only one member is left to conduct the hearing. However, the BOCC did not want to write a letter at this time. The RCWs say if the GMHB mutually agree, only one member needs to be present. Also the GMHB is not required to follow any precedents they have set.
- ❖ **Compliance Issues:** GMA issues currently under appeal were discussed. Tamra Stevens made up a list of ideas about what she thinks we might do to attempt to come into compliance. The BOCC wants the county to come into compliance. This was distributed with the PC pre-meeting mailing.
 - **Buffers adjacent to and within polygons:** We are requesting a letter from the Department of Fish and Wildlife which states that their policy does not require buffers adjacent to polygons. This issue will not be addressed until that letter is received.
 - **Low-intensity land use on wetland buffers allowing agricultural uses:** This seems to be in conflict with the state legislature’s moratorium on changes in Critical Areas Ordinances dealing with agricultural lands. The Board of County Commissioners are considering filing an appeal on this issue. Steve Graham thinks the Growth Management Hearings Board feels that while there is a time period where further action cannot be taken by counties, they don’t think that they should have to deem us in compliance in the interim just because of that. If we weren’t in compliance before the moratorium, then they think we should be frozen in non-compliance during the moratorium. They could find us in compliance on the other issues until the court ordered moratorium is over, then we could address agriculture in the Critical Areas Ordinance at that time. Steve isn’t sure that is the biggest issue we face as a county on coming into compliance. Tamra Stevens recommends no changes currently on this matter.
 - **Habitats and Species of Local Importance:** Habitats of Local Importance are listed in the WACs, not in the RCWs. The WACs are guidelines while the RCWs are the requirements. The RCWs state the necessity to use best available science, but do not list Habitats and Species of Local Importance. There was extensive discussion on this subject. As an advisory committee to the Board of County Commissioners, the Planning Commission felt they should tell the BOCC that if they want come into compliance, they need to designate Washington Department of Fish and Wildlife candidate species listing. That action should bring the county into compliance.
 - In CAO Section 9.02 add, “In identifying areas with which endangered, threatened and sensitive species (“ETS” species) have a primary association, Ferry County

designates the Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) List of Endangered, Threatened, and Sensitive (ETS) List of Habitat and Species occurring within Ferry County. Ferry County designates the Washington Department of Fish and Wildlife Priority Habitats and Species State Candidate List of Habitats and Species occurring within Ferry County as Habitats and Species of Local Importance.

❖ **Comprehensive Plan Update:**

- In Section 7.4.6 Floodplains, in the middle of paragraph 4: Change “CAO will state” to “Flood Damage Prevention Ordinance states”.
- Change Comprehensive Plan by replacing the first sentence of Section 7.4.17 with, “Ferry County designates the Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) List of Endangered, Threatened, and Sensitive (ETS) List of Habitats and Species occurring within Ferry County. Ferry County designates the Washington Department of Fish and Wildlife Priority Habitats and Species State Candidate List of Habitats and Species occurring within Ferry County as Habitats and Species of Local Importance.”
- In the 2/16/10 *draft* Comprehensive Plan, Section 7.4.34, change the first paragraph to read, “It was the intent...” from “It is the intent...” and change “will consider” to “considered”. Then move the last sentence on the page, “Upon review of the Natural Resources Conservation Service soil maps... in Ferry County.” and insert it after the first sentence and change “Upon review” to “Upon the following review”. Make the sentence starting with “Ferry County” as a new paragraph. Rework the sentence, The County “shall also consider” to “also considered”. Make the same changes in the Development Regulations in Section 9.04.
- In the 2/16/10 *draft* Comprehensive Plan, after the notice on page 7-28 and 7-29 “FROM HERE DOWN, DO WE WANT TO ADD THESE TO THE COMP PLAN AS THEY APPEAR TO BE MORE REQUIREMENTS THAN POLICY????”, delete everything all the way down to 7.4.35 except for the paragraph that starts, “All development permits and building permits issued for development activities...”.
- Add to Development Regulations in Appendix A, top of page A-13, A. Block Requirements add a new #1 and renumber the remaining: “Successful achievement of the natural resource industries goal set forth in RCW 36.70A.020 requires the conservation of land base sufficient in size and quality to maintain and enhance those industries, and the development and use of land use techniques that discourage uses incompatible to the management of designated lands, as defined in WAC 365-190-040(5)(d).”
- Discussion was held on Section 3 of the Comprehensive Plan regarding renumbering, headings, etc. Also there is a question about the word “conserve” being changed to “protect”, but subsequently being changed back to “conserve”. These will be addressed at the next meeting.

The meeting was adjourned at 8:22 pm.