

**FERRY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**April 13, 2016**

Vice Chairman Tamra Stevens called the April 13, 2016 meeting of the Planning Commission to order at 6:06 pm. Commissioners Sandra Richartz, Margo Locke, Johnna Exner, Ron O'Halloran and Kimberly Charles were present. Irene Whipple and Dena Fletcher were present from the Planning Department. Public guests included Terry Thiele and Richard Luther.

The Planning Commissioners reviewed the regular meeting minutes from March 9, 2016 and March 23, 2016. Kimberly Charles made a motion to accept both sets of minutes as written. Sandra Richartz seconded the motion and it passed unanimously.

Richard Luther submitted an application for a reasonable use exception. Mr. Luther owns Lot 15 of the Deadman Creek Tree Farms located in Section 17, Township 37, Range 37. Mr. Luther would like to remove his current mobile home which is 78 feet from the creek and replace with a new structure at a later date that would be no closer than 90 feet from the creek. Mr. Luther has also been approved by Tri-County Health for a new septic system which will also be placed further back from the creek. Kimberly Charles made a motion to approve the reasonable use request due to topography and with both the future structure and the new septic being placed further away from the creek than the current home and septic. Tamra Stevens seconded the motion and it passed unanimously.

The Planning Commission continued their review of the Draft Comprehensive Plan. After thorough review the Planning Commission made the following changes:

- Draft 1/27/16, Chapter 3
  - 3.1 Introduction, Goals
    - Change #1 to read “Encourage sound stewardship of private and public lands.”
- Draft 3/23/16, Chapter 4
  - 4.1 Definitions of Terms
    - Comprehensive Plan: Change to read “An officially adopted, generalized coordinated land use policy statement of a governing body of a county or city.”
    - Critical Aquifer Recharge Areas, second sentence: Change to read “(...such as pesticides or petroleum byproducts).”

The Planning Commission also made the following changes to the Development Regulations Ordinance #2013-05:

- Section 9.00
  - Agriculture Lands of Long-Term Commercial Significance, page 17
    - The Planning Commissioners requested that the Planning Director remind the Department of Commerce along with the County’s attorney exactly what the Growth Management Act requires for agricultural resource lands; specifically the phrase “...should be based on needs of the agriculture industry as it has adapted itself to the particular landscape and economic conditions of Ferry County.”
  - What is Agriculture in Ferry County, page 17, second paragraph
    - Line 6 remove: “Much of the lowland in the county produces hay. However...”
    - Line 6 add: “The Census of Agriculture shows...”

- Line 10, change to read: "...out of the county, but is fed to livestock within the county..."
  - Line 11, insert Planning Department's recent survey information after "...but is fed to livestock within the county which are subsequently exported outside of the county."
- Page 18, second paragraph
    - Line 7, change to read "...than a per acre basis, which excludes Forest Service grazing allotments."
  - Third paragraph
    - Line 1 add, "Estimates of the total land in agricultural production cannot determine whether those lands meet the criteria in WAC 365-190-150, but they are lands that are currently being used and are sustainable for the long term."
    - Line 3, change to read "...designating a critical mass of lands. This assures the conservation..."
  - Page 26, Application of Designation Criteria to Federal Grazing Allotments, first paragraph
    - Move entire section of Application of Designation Criteria to Federal Grazing Allotments to page 18, second paragraph, under Table A with the following corrections:
    - Line 1: change to read "A significant fraction of the natural resource land base that is in agricultural production now is grazing allotments on national forest land."
    - Line 2: Delete "Ferry County does not have regulatory jurisdiction on Federal Land."
    - Line 3: change to read "Ferry County considers this land for designation because it is a significant resource base in the county, assuring that a critical mass of agriculture land will be designated and conserved."
  - Page 28
    - Remove third paragraph, Weighting of Criteria for Assessing Long-Term Commercial Significance and add it to the record.
    - Remove Table B- Total Acreage of Designated Agricultural Resource Land Under Different Weighting Criteria and add it to the record.
  - Section 9.01, Designations, page 30
    - Move Prescriptive Designation through #2 to page 18, third paragraph under Table A with the following corrections:
    - Change Prescriptive Designation to a bolded heading.
    - Add a third heading after #2 that reads: "(3) Privately owned land designated to come into compliance with the Growth Management Act."
      - ❖ Add "Due to the unique character of Ferry County property ownership; where property owners own to the center of the river, parcels that qualify for 5 points or above and meet the 500 acre block size as explained in Section 9.01 are designated." (and add correct acreage amount)

- Page 31
  - Change #8 to #9 and #9 to #8

The Planning Director passed out a handout to all Planning Commissioners regarding a short course on local planning that is to be held in Colville on May 11, 2016.

The Planning Commission adjourned at 8:30 pm. The next regular meeting of the Planning Commission will be on April 27, 2016 at 6 pm.