

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
April 27, 2016

Chairman Lorna Johnson called the April 27, 2016 meeting of the Planning Commission to order at 6:15 pm. Commissioners Sandra Richartz, Margo Locke, Johnna Exner, Ron O'Halloran, Kimberly Charles, Tamra Stevens and new member Terry Thiele were present. Irene Whipple and Dena Fletcher were present from the Planning Department. GMA Attorney, Peter Scott attended the meeting via teleconference.

The Planning Commission reviewed the draft Development Regulations Ordinance and the draft Findings of Fact and Conclusions of the Ferry County Board of Commissioners regarding adoption of amendments to the comprehensive plan and development regulations. Ron O'Halloran made a motion to approve the draft Development Regulations Ordinance and the draft Findings of Fact pending a couple changes. Tamra Stevens seconded the motion and it passed unanimously. The changes are as follows:

- Draft Findings of Fact:
 - Page 2, 4th bullet point: Change to read: “The 23 respondents said they put ...”
- Draft 4-21-16 Development Regulations Ordinance:
 - Page 18, last sentence: Remove: “thirty-eight”
 - Page 19, 1st paragraph, 3rd sentence: Remove: “Lessees that overwintered cattle in Ferry County also reported that approximately 25% of their hay was obtained from outside sources.”

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

- Draft 3/9/16, Chapter 5:
 - Section 5.3, Goals: Add: “3. Protect private property rights.”
 - Section 5.3.1, Goals, Number 3, end of the sentence: Add: “of wetlands.”
 - Section 5.3.4:
 - 2nd paragraph, 1st sentence: Change to read: “Ferry County has a very high proportion of land under federal, state, tribal and other public jurisdiction.”
 - Policies, Number 2: Change to read: “It is Ferry County’s intent”
 - Designation Policies:
 - Heading: Change from “Policies” to “Policy”
 - Number 1: Change to read: “...and include best available science as required by Chapter 36.70A RCW.”
 - Number 2: Remove
 - Section 5.4:
 - Designated Natural Resource Lands Table, Agricultural: Change total acres from “473,373” to “482,313”
 - Natural Resource Goal: Change heading to: "Natural Resource Goals"
 - Natural Resource Policies, Number 14: Remove blank line between number 14 and number 15
 - Section 5.4.1, 1st paragraph:

- 5th sentence: Change to read: “During the six month grazing season, some hay is produced on private lands, while other operators import hay and grain for winter feed.”
 - 6th sentence: Delete the word "subsistence"
 - Section 5.4.3 Policies, Number 3, 1st sentence: Remove indentation
 - Section 5.6.2 Policies: Add: “4. Encourage boundary adjustments that create larger lots.”
 - Section 5.6.4, 1st paragraph, 1st sentence: Change to read: “...but are not limited to...”
 - Section 5.7, Policies: Add: “8. All permits shall have the Resource Lands Notice attached.”
- Draft 3/9/16, Chapter 6:
 - Section 6.6, 2nd paragraph: Change to read: “To provide for the general health, safety and welfare of the public, the County shall encourage the development of public facilities capable of being used by emergency aid groups. To this end we shall encourage, in whatever means are practical, the development of a facility or facilities sufficient to meet these groups’ goals and objectives.”

There will be a public hearing on May 25, 2016 at 6 pm, at the Planning and Building Department regarding the proposed changes to the draft Ferry County Development Regulations Ordinance 2016-04 regarding Agricultural Lands of Long-Term Commercial Significance.

The Planning Commission adjourned at 8:33 pm. The next regular meeting of the Planning Commission will be on May 11, 2016 at 6 pm.