

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
December 9, 2009

Chairwoman Tamra Stevens called the Regular December 09, 2009 meeting of the Planning Commission to order. Commissioners Lorna Johnson, John Egge, Gary Howden, Bob Kirkham, Carmen Peterson and John Hamilton were also present. Irene Whipple was present from the Planning Department. Commissioner Bond joined the meeting at 6:50 pm.

❖ **Review of Minutes from 7/8/09:**

- After discussion, Lorna Johnson made a motion to approve the minutes as currently written. Gary Howden seconded the motion with all in favor of the motion.
- Gary Howden made a motion to enter the three documents he submitted at the July 8, 2009 meeting be officially entered into the record. The motion was seconded by Bob Kirkham with all in favor of the motion.

❖ **Review of Minutes from 11/4/09:** After discussion, Bob Kirkham made a motion to accept the minutes with the following two corrections. Gary Howden seconded the motion. All were in favor of the motion with one abstention due to absence from the meeting.

- Change the last sentence in the section “Planning Commission Terms” on page 1 to read, “John Hamilton stated he would be interested in a regular seat in District 1.”
- On page 2, change the word “suggest” to “recommend” in the next to last paragraph, so the sentence will read, “The Planning Commission can then recommend any changes they might consider necessary.”

❖ **Planning Commission Terms:** In District 1 we have Tammy, Gary and John Egge. John’s term is up this year, Gary’s is up in 2011, and Tammy’s is up in 2012. District 2 is Bob, Carmen and Virginia. Virginia’s term is up this year. Bob’s term is up in 2012. Bob indicated that he would serve until a replacement could be found for him. District 3 is currently John Hamilton and Lorna Johnson, both interim members. Carmen Peterson is moving out of her district, but she would be interested in an interim position.

❖ **GMA Appeals Update:** Planning Commission members received the latest information on the current appeals, including a motion from Futurewise to participate with Dave Robinson on his appeals. Friends of Ferry County have decided not to argue further on the riparian setbacks of 150’ for Type I and Type II waters.. However, they still have an issue with “low-intensity” as the word agriculture is included. Also, Friends of Ferry County are still having trouble with Species of Local Importance. They still want us to adopt the Priority Habitats and Species list. Dave Robinson is also unhappy with conclusion that Ferry County has no Agricultural Lands of Long Term Significance. There will be a Compliance Hearing on the 4 old appeals on 1/5/10 at 10:00, so we will know more at that time. Their briefs were part of the handouts. We also got a new appeal from the Farm Bureau, Scott Simmons, and the Riparian Owners of Ferry County, regarding who has jurisdiction along shorelines of the state (SMA versus GMA).

❖ **New LUPA Land Use Petition Act appeal against the county in Superior Court:** A land owner has applied to put a gazebo 66 feet from the ordinary high water mark of the Kettle River. Our current setback is 150'. The land owner has refused to apply for a reasonable use exemption or even acknowledge that the Critical Areas Ordinance has any jurisdiction along the shorelines. The start date for this will be mid-January.

❖ **Comprehensive Plan Update:**

- Tamra Stevens and Irene Whipple met and reviewed the twelve Request for Proposal (RFP) packets that were received for the update to the Comprehensive Plan and Development Regulations. They chose three and interviewed them this week and tentatively chose Highland Associates from Okanogan County. Irene Whipple has emailed the Board of County Commissioners to get their input on a final decision. Letters will be sent thanking everyone who submitted a Request for Proposal. Most thought the budget would be around \$45,000, but that was not the main criteria for choosing a firm.
- Gary Howden and Lorna Johnson prepared a draft document to provide information for the consultant. The sections of the document relate entirely to that document and do not mirror any corresponding section in the Comprehensive Plan. The Planning Commission reviewed the document, keeping in mind the Washington State Department of Commerce (CTED) list of requirements and suggestions for Comprehensive Plan updates. They also kept in mind the request of the Board of County Commissioners not to do a total rewrite of the Comprehensive Plan. The Planning Commission suggested the following changes.
 - Section 1.0 Introduction: At the end **add** the sentence, “Forthcoming compliance hearings could result in some changes to this intent.”
 - Section 2.0 Goals and Requirements: **Change section title** to “Items of Concern of the Planning Commission”.
 - **Remove** Section 2.1 Consistency.
 - With Federal and State Lands, **start numbering** with “A”.
 - **Delete** Sections 2.3 Statistical Data Update, and 2.4 Demographic Analysis.
 - **Re-number** Section 2.5 to: B. Deletion of Data.
 - **Re-number** Section 2.6 to C. The sentence under that section will read, “Change heading of draft EIS to Final EIS.”
 - **Re-number** Bibliography to D.
 - **Re-number** Document Change Control Record from 2.8 to E. There was discussion about the necessity of this section as the date of the document will reflect the latest version. The Document Change Control Record could get very

large if there are multiple changes. No consensus was reached. The subject will be revisited.

- **Section 3.0:** **Add** the sentence, “In addition to the standard ordinances, Ferry County has the following ordinances for reference.” **Following that** would be the current Section 3.5 (renumber to A) and 3.9 (renumber to B). There would be a section “C” added for the Right to Farm Ordinance, then current Section 3.11 would be added last (renumber to D).
 - **Delete** Sections 3.1, 3.2, 3.3, 3.4, 3.6, 3.7, 3.8, 3.10 and 3.12.
 - **County Policy Statements:** Insert the word “may” so the first sentence will read, “Some of the Policy Statements of the County may need to be reconsidered and updated to reflect the current social, economic, political and environmental conditions.” This section may be revisited by the Planning Commission.
 - **Word Changes and Usage:** Unchanged.
 - **Designation of Waters:** Unchanged.
 - **Jurisdiction of Land Areas:** Change the last sentence to read, “The limits of GMA planning authority may be addressed.”
 - **Preamble:** **Correct typo** of “b” to “by” in the 3rd sentence up from the bottom.
 - **Remove** from Section 8.2 Vision, through the end of the document. Keep these sections in our own file for reference.
 - **Correct typo** in the last paragraph before “Ferry County Context & Approach to the Comprehensive Plan”. Change “b” to “by”.
- ❖ Gary Howden distributed two handouts:
- 11/23/2009, Rob McKenna, Attorney General of Washington to State Representative Jan Angel 26th District and State Representative Joel Kretz, 7th District, regarding shoreline guidance.
 - 12/02/2009, Christine Gregoire, Governor: Executive Order 09-07, *Washington’s Natural Resources Reform Initiatives*. A press release from the Governor’s office announcing, *Actions to Streamline Natural Resources Services*. Also, *Questions and Answers on Natural Resources Reform in Washington State*. A chart of, *What Will be Different Under Natural Resource Reform*. Last, an article, *Reforming How We Protect Natural Resources*.

The meeting was adjourned at 8:16 pm.