FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
June 9, 2010

Chairwoman Tamra Stevens called the regular June 9, 2010 meeting of the Planning Commission to order. Commissioners Gary Howden, Lorna Johnson, Bob Kirkham, and John Hamilton were also present. Irene Whipple and Cassandra Novotney were present from the Planning Department. Steve Graham was also present. Cynthia Bonneau Green, Vicky Arnold, Chuck Arnold, Glen Miller, and Margaret Snook attended as guests.

❖ **Davis Boundary Adjustment:**

Ray Davis owns Lots 5, 6, 7, and 8 of the Kettle River Ranches #2 Long Subdivision in Section 7, Township 34, Range 33. He would like to combine the four lots into one lot. After a brief discussion, Lorna Johnson made the motion to approve the boundary adjustment and Gary Howden seconded with all in favor.

❖ **Borders Boundary Adjustment:**

The Planning Commission reviewed a Boundary Adjustment submitted by Pamela Borders Brooks. She owns Lot A of the Layton short plat in Section 17, Township 35, Range 37. She would like to Boundary Adjust a portion of Lot A to Lot C, owned by Randall Hansen. After review and discussion, Gary Howden made a motion to approve the boundary adjustment pending on a survey. John Hamilton seconded with all in favor.

The Planning Commission reviewed the May 12, 2010 meeting minutes. Lorna Johnson motioned to approve the minutes as written, Gary Howden seconded with all in favor.

Irene Whipple presented a timeline to the Planning Commission and after review, Irene will rework it. Also, she will be adding a footnote that shows all the other appeal work the Planning Commission has been working on.

A discussion was held by the Planning Commission regarding the New Appendix A and Development Regulations Ordinance Sections 7.00 and 9.00 drafts dated June 7, 2010 prepared by Tamra Stevens. After reviewing them, the following changes were made.

- Changes to the new Appendix A draft are as follows:
  - In the first paragraph, the second sentence will read as;
    - "Based on the methodology contained in the guidelines established by the State and models provided by the Department of Commerce, the following process is established for determination of existence, identification and designation of Agricultural Lands of Long-term Commercial Significance within Ferry County."
  - In the third paragraph, the word "parcels" in the first sentence will be changed to "lands."
  - On page 4 under the heading "Potential for More Intense Use of the Land," after the words "of land" in the first sentence add "containing soils."
  - On page 5 the point values will be changed to:
    - Enrolled in Ag. Tax Program 1 Point
    - Not enrolled 0 Points
  - On page 6 the values for Distance from Urban Growth Area will be changed to:
    - Less than a mile -1 Point
    - 1 to 5 miles 0 Points
    - More than 5 miles 1 Point

- In the final paragraph on page 6, the "s" at the end of "ownerships" in the third sentence will be deleted.
- On Page 7 delete Frost Free Days and add the following alternate paragraph:
    - "The mountainous climate of Ferry County has a dramatic impact on all agriculture activities, whether they are raising crops or animals. Areas with a longer period of frost free days would be areas more able to sustain agricultural activities. However, after reviewing the descriptions of the NRCS soil classes it was clear that climatic conditions had been taken into consideration. Only 21% of Ferry County potential agricultural soils were listed with slight climatic limitations, while the balance of the county was listed with moderate to adverse climatic limitations. This factor was not a criteria and no numerical score was assigned."
- On page 8 the Numerical Score for the Proximity to Market/Services will be changed to:
    - More than 50 road miles 0 Points
    - Less than 50 road miles 1 Point
- On page 9 the entire Proximity to Market/Services alternate paragraph will be deleted.
- On page 11, under Determination of a Qualifying Score, the last two sentences will read:
    - After tabulating the possible points of +12 to -3, the median score would be 4.5. It was decided to use the score of 5 or greater to designate Agricultural Lands of Long-Term Commercial Significance.
- On page 12 in the Blocking Consideration section under 2) Change WAC 365-195-210 to 365-196-210.
- On page 12 Perimeter Index will need to be reviewed at the next meeting.

- Changes to the Development Regulations Ordinance are as follows:
    - Under section 4: Add the following
        - Contiguous: Areas immediately adjacent to one another.
        - Add the word "Natural" to Resource Lands
        - Add the following at the end of Agricultural Land on Long-Term Commercial Significance.
            - "Long-Term Commercial significance means the land is capable of producing the specified natural resources at commercially sustainable levels for at least the twenty-year planning period, if adequately conserved."

The meeting adjourned at 8:45 p.m.