

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
January 12, 2011

Chairwoman Tammy Stevens called the regular January 12, 2011 meeting of the Planning Commission to order. Commissioners Lorna Johnson, Gary Howden, Bob Kirkham, Cathy Winchester, John Egge, Darlene Pearson and Mickey Woolley were also present. Irene Whipple was present from the Planning Department. Commissioner Brian Dassel was also present. Margaret Snook attended as a guest.

Election of Officers: Gary Howden nominated Lorna Johnson as Chair. John Egge seconded the motion and it passed unanimously. Gary Howden nominated Tammy Stevens as Vice-Chair. John Egge seconded the motion with all in favor of the motion.

Patty and Jack White own Lot 2 and Lot 3 of Panorama View Lots in Section 15, Township 39 N., Range 33 E.W.M. Currently the trailer is on Lot 2 and the water and septic systems are located on Lot 3. These lots are now dependent on each other. In order to make a buildable lot, they are requesting that these two lots be combined into one lot. After discussion, Bob Kirkham made a motion to approve the boundary adjustment. John Egge seconded the motion and it passed unanimously.

The Planning Commission reviewed the minutes for the December 8, 2010 regular meeting. After discussion, John Egge made a motion to approve the minutes as written. Bob Kirkham seconded the motion and it passed unanimously.

The January 5, 2011 special meeting minutes were also reviewed. There was a question on the date for the Fish and Wildlife letter to Joe Bond. Irene Whipple will check on this. Mickey Woolley made a motion to approve the minutes with the possible correct date change. Cathy Winchester seconded the motion and it passed unanimously. (The date was corrected in four places within the minutes to reflect the correct date of 4/26/10.)

Irene Whipple gave an update on the Board of County Commissioners Public Hearing on the draft Comprehensive Plan and Critical Areas Ordinance regarding Fish and Wildlife Habitat Conservation Areas. In Section 9.00, last paragraph, the Board of County Commissioners voted to remove "U.S. Department of Defense" and add "Colville Confederated Tribes". In Section 9.01(2)(a) regarding the nomination process for Habitats and Species of Local Importance, they voted to add "or remove" and to make the proper changes to Section 9.01(2) to reflect a removal process. Therefore, the Planning Commission made the following changes:

- Section 9.01(2):
 - 1st paragraph, 3rd sentence: Change to read: "These habitats and species may be identified and nominated for inclusion or exclusion as Habitats and Species of Local Importance by state"
 - 1st paragraph, 4th sentence: Change to read: "Review of a Habitat and Species of Local Importance application"
 - 1st paragraph, last sentence: Change to read: "...upon receipt of a completed nominating or removal form...."
- Section 9.01(2)(a):
 - 1st sentence: Change to read: "Petition to nominate or remove...."
 - (a)(1) Change to read: "Demonstrate and provide a need for inclusion or removal for special consideration based on Best Available Science on population...."
- Section 9.01(2)

- 2nd to last paragraph: Add a new paragraph to the end: “Final approval by the Board of County Commissioners of nominations for removal shall remove those habitats and species identified from the protection afforded by this ordinance and they will no longer be designated Habitat and Species of Local Importance.”

The Planning Commission made a few more changes to the two documents prepared by Tamara Stevens and Lorna Johnson dated 12/8/10 regarding changes to the 6/9/2010 Draft Development Regulations Ordinance. The additional changes are:

- Add “, and” between each WHEREAS
- New WHEREAS #9, last sentence: Change to read: “Removing this 589,738 acres within the Colville Indian Reservation from “land in farm” leaves 159,714 acres reported as actual “land in farms”, which includes timber tracts.”
- New WHEREAS #10, last sentence: Create a new WHEREAS to read: “WHEREAS, the Natural Resources Conservation Service soil surveys report 18 prime soil types in Northern Ferry County and 49 prime soil types on the Colville Reservation located within Ferry County,”
- Section 2.00, second paragraph: Add to the end of sentence “in accordance with federal law.”
- Section 9.03, 1st paragraph, 2nd sentence: Change to read: “...primarily devoted to raising hay for winter feed...”
- Section 9.05, 1st paragraph: 1st sentence: Add end of the sentence to: “grazing lease lands.”

The Planning Commission made the following changes to Appendix A of the Development Regulations Ordinance:

- Methodology for Designation of Agricultural Lands of Long-Term Commercial Significance
 - 2nd paragraph, 1st sentence: change “numerically score” to “assess”
 - Delete from 2nd sentence to the end of the section
 - Add a new 2nd sentence: “It is based on aerial photography, the WAC guidelines and a numerical score which was reviewed by area to make an accurate determination.”
 - Add a new 3rd sentence: “All lands within Ferry County are mapped and assessed according to the level of suitability for designation as Agricultural Lands of Long-Term Commercial Significance based upon this process.
- B. Proximity to Market/Services
 - Delete paragraph and add: “The U.S. Agricultural Census identifies beef cattle as 79% of Ferry County’s agricultural product. While State Highway 395 traverses Ferry County north to south, it does so along its most eastern perimeter. The Kettle Mountain range also runs north to south and to access the interior of the county where the major population is, necessitates the passage of one of two mountain passes. To access the interior of the county via Highway 21 requires passage on a ferry across the Columbia River. To access the interior of the county via Highway 20 requires traversing the third mountain pass. Ferry County is very unique in this respect. The only other access entrance is through a foreign country.

Accessibility to market for any agricultural product is not the only difficulty faced by local farmers/ranchers. Support services are non-existent in Ferry County, but are available in neighboring counties with higher population levels. Acquiring supplies, maintaining and repairing equipment and other necessities demand the travel distance and difficulties.”

- G. Grazing Allotments

- 1st paragraph: change “re-designation” back to ‘de-designation” and leave “WAC 365-190-040(10).
- Add a new 2nd paragraph: “Because of the importance of grazing leases in providing stability to the agricultural industry and in order to prevent economic disruption and harm to livestock industry, all federal and state grazing lease land has been designated as Agricultural Land of Long-Term Commercial Significance.”
- Determination of a Qualifying Designation Score
 - Rename Heading to “Area Summaries”
 - Delete paragraph and replace with: “The process of evaluating Ferry County for Agricultural Land of Long-Term Commercial Significance was completed by dividing the county maps into four areas. Each area was reviewed using aerial photography, the criteria listed in WAC 365-190-050(3)(c) and the numerical score. These summaries are available from the Planning Department.
- 5. Protection from Non-Agricultural Related Activities
 - Delete 5. through the rest of the document except for the footnote

Tammy Stevens and Lorna Johnson prepared a draft document dated 1/11/11 titled “Application of WAC Criteria” for review by the Planning Commission. The Planning Commission made the following changes to Area 1:

- 1 Soils, Comments-2009:
 - Add “Area 1 has no NRCS Class I Prime Soils (add similar wording to Area 2, 3 & 4)
- Soils, Comments-2011
 - Change “Type 2” to “Class II”
- 2 Availability of public facilities, Comments-2011
 - After airport, add “one sewer district
 - Before “transfer station” add “public solid waste”
- 3 Tax Status, Comments-2009
 - Delete “Evaluation misinterpretation”
- 4 Availability of public services, Comments-2011
 - Change “one medical clinic” to “two medical clinics”
- 5 Proximity to Urban Growth Areas, Comments-2011
 - Last sentence: before “transfer station” add “solid waste”
- 6 Predominant parcel size, Comments-2009
 - After “contiguous” add “land”
- 9 History of land development permits issued nearby, Comments-2011
 - Before “tiny parcels” add “very”
- 11 Proximity to markets and suppliers, Comments-2011
 - 2nd sentence: After “Sherman Pass” add “, (5575’) is”
 - 2nd sentence: After “Summit” and “(4310’).”
 - 3rd sentence: Change “SR 20” to “SR 21”
- E Irrigation/Water Rights, Comments-2011
 - Delete “summer grazed”
 - After “cattle” add: “grazed on allotments during the summer.”

Review of Area 2, 3 & 4 will begin at the next meeting.

The meeting was adjourned at 8:35 p.m.