FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
March 12, 2014

Chairwoman Lorna Johnson called the regular March 12, 2014 meeting of the Planning Commission to order. Commissioners Mickey Woolley, Johnna Exner, Saundra Richartz, Darlene Pearson and John Egge were present. Irene Whipple was present from the Planning Department. Board of County Commissioner Brad Miller and GMA Attorney Mike Golden were also present. George Stolp and TJ Larsen attended as guests.

Minutes from the regular meeting of January 8, 2014 were approved as written.

Brad and Jennifer Miller submitted a boundary adjustment proposal for review by the Planning Commission. They would like to sell that portion of their property that lies west of the former Great Northern Railroad right of way (now the Rails to Trails) in Section 26, Township 39, Range 33 to the adjoining landowner, Daniel and Christine Miller. Mickey Woolley made a motion to approve the boundary adjustment pending the survey. Darlene Pearson seconded the motion and it passed unanimously.

Michael R. and Nancy J. Erickson own Lot 2 of the Lakecrest Short Plat located in Section 29, Township 38, Range 33. This existing .8 acre lot is adjacent on the west side to Curlew Lake. There is a 30 foot easement that runs along the entire east boundary line. Minus the 30 foot easement, the south lot line is only 167 feet deep and the north line is only 202 feet. Since the current setback is 150' from the ordinary high water mark, they are asking for a reasonable use exemption to build a 25.8’ x 41.8’ house including no more than a 10’ deck to be located no closer than 122’4” from the ordinary high water mark, as well as a possible garage and septic system. The septic system will be located within the widest part of the lot which will be set back approximately 151’4” from the ordinary high water mark and the possible garage will be located to the east of it. Neither the septic system or garage will be located past the edge of the deck as per the plot plan submitted. Per the above stipulations and distances from the ordinary high water mark, Mickey Woolley made a motion to accept the Reasonable Use Exemption request. Darlene Pearson seconded the motion and it passed unanimously.

The Planning Commission reviewed two boundary adjustment requests submitted by Chery Kennedy and Bryan Davis. They each own a separate 20 acre piece of property that are adjacent to each other in Section 23, Township 40, Range 32. Each of these 20 acre pieces runs west to east. They would like to reconfigure their two lots so that they run north to south. In addition to the reconfiguration, a portion of Chery Kennedy’s 20 acre piece, consisting of 3.24 acres would be boundary adjusted to Bryan Davis’ new 20 acre piece of property. Johnna Exner made a motion to approve the two proposals pending a survey. Mickey Woolley seconded the motion and it passed unanimously.

The Growth Management Hearings Board found Ferry County in Compliance on Case #01-1-0019 regarding Agricultural Land of Long-Term Commercial Significance and on Case #11-1-0003 regarding Mineral Land of Long-Term Commercial Significance. It was noted that there was a 30-day appeal period on each.
The Growth Management Hearings Board found Ferry County out of compliance on Case #97-1-0018c regarding the bull trout and the common loon habitat protection. The Planning Commission was presented with portions of the Colville Confederated Tribes' regulations for the protection of the Common Loon as well as Ferry County's Ordinance 90-04 Abolishing the Use of Internal Combustion Boat Engines on Empire, Ferry, Fish and Swan Lakes. The Planning Commission also reviewed the US Fish and Wildlife (USFW) Bull Trout Recovery Plan which states that bull trout has been documented in other areas within the recovery unit outside of Pend Oreille, which includes Deadman Creek, Boulder Creek and Lake Roosevelt within Ferry County. The affected agencies (US Forest Service, US Fish and Wildlife, Department of Fish and Wildlife, National Park Service and the Colville Confederated Tribes) will be contacted again for further information regarding protection measures they may have in place.

The Growth Management opt-out bill allowing some counties, including Ferry County, to opt-out of fully planning under the Growth Management Act has passed; however, it still needs to be signed by the governor. Commissioner Miller stated that if Ferry County opts out, we could lose half of the real estate tax due to the county. There are still some questions on what the requirements will be.

The Planning Commission was presented with two documents: 1) the #2013-03 Ag/Timber/Mineral current wording and 2) the Comprehensive Plan Update Proposed Changes 12/15/11 Draft. The #2013-03 Ag/Timber/Mineral Current Wording is the current adopted wording in the comprehensive plan right now that has been found to be in compliance by the Growth Management Hearings Board. The Comprehensive Plan Update Proposed Changes 12/15/11 Draft is a print out of the proposed changes to Chapter 7 that we have been working on over the last couple of years. However, the resource land section was not updated completely as it was hard to add the proposed changes. Since we are now in compliance on all our Resource Lands, there was discussion on whether to change the Ag/Timber/Mineral wording in the Comprehensive Plan Update Proposed Changes 12/15/11 Draft to the compliance wording from the #2013 Ag/Timber/Mineral document. The Planning Commission members decided that they wanted to review it first to see what proposed changes we would be eliminating. Mike Golden, Commissioner Miller and Irene Whipple all strongly recommended that it should be changed to the compliance wording without changes in order to prevent opening it up for another appeal.

The meeting was adjourned at 8:15 p.m.