Chairwoman Lorna Johnson called the regular May 14, 2014 meeting of the Planning Commission to order. Commissioners Mickey Woolley, Saundra Richartz, Margo Locke and Tamra Stevens were present. Irene Whipple and Dena Fletcher were present from the Planning Department. Board of County Commissioner Brad Miller and GMA Attorney Mike Golden were also present.

Minutes from the regular meeting of March 12, 2014 were approved as written.

Mike Music submitted a boundary adjustment proposal for review. He owns Lots 2 and 3 of the Music’s Second Verse Short Plat in Section 1, Township 38, Range 33. He would like to boundary adjust a portion of Lot 3 to Lot 2. Tamra Stevens made a motion to accept the boundary adjustment pending a survey. Mickey Woolley seconded and the motion passed unanimously.

Andrew and Tracy Alluis submitted a boundary adjustment proposal for review by the Planning Commission. They would like to purchase a portion of Section 13, Township 37 Range 36 from the adjoining land owner, Graham and Carrie Wooten that lies west of Alluis’ property line. Mickey Woolley made a motion to approve the boundary adjustment pending a survey. Margo Locke seconded the motion and it passed unanimously.

The Planning Commission was updated on the hearing at the Court of Appeals on Case No. 12-2-00011 regarding Habitat and Species of Local Importance. An appeal on the Agricultural Lands of Long-Term Commercial Significance has been filed in Thurston County, Case No. 14-200496-2. Should either party lose this case, it will be appealed. Therefore, this case will be heard directly in the Court of Appeals. Ferry County Board of Commissioners approved the full record for this case in contrast to the appellant’s request for a reduced record.

Discussion was held in regards to the requirements and other considerations for opting out of fully planning under the Growth Management Act. Critical Areas, Resource Lands, Rural Areas and density are still required. Advantages and disadvantages of coming into compliance before opting out versus not coming into compliance until after opting out was discussed. The Planning Commission will meet with the Board of County Commissioners regarding this issue.

Continued review was held on the Growth Management Hearings Board’s Order of Non-Compliance on Case #97-1-0018c regarding the bull trout and the common loon habitat protection. The Planning Commission was updated with additional information from the Colville Confederated Tribes, the National Park Service, the US Forest Service, and the US Fish and Wildlife. The Planning Commission made the following changes to the Critical Area Ordinance:

- Section 9.02 (5): Third sentence: Change “500 feet” to “492 feet”
- Section 9.02 (5): After third sentence add: “Disturbance of nest sites will be restricted from April 1st to July 15th and brood-rearing nursery pools from July 15th to September 30th”
1st and a 492 foot disturbance buffer around brood-rearing areas (nursery pools) will be maintained from July 15th to September 1st.

With these changes, the draft Critical Areas Ordinance will be sent to the Board of County Commissioners for possible adoption. There will not be a 60-day comment period, as these are considered only minor changes.

Discussion was held regarding our Comprehensive Plan update. The Board of County Commissioners indicated they would only like to do what is required by the GMA Opt-Out Bill, which is to retain the rural element, conserve resource lands and protect critical areas, all of which are contained in Chapter Seven of the Comprehensive Plan. The Planning Commission decided to go with Chapter Seven that is in compliance. However, the proposed changes that the Planning Commission has made over the last couple of years to the Comprehensive Plan should not be destroyed. In the future, they may want to incorporate some of those proposed changes.

The meeting was adjourned at 7:57 p.m.