

**FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
November 16, 2022**

Planning Commission Chairperson Terry Thiele called the meeting to order at 3:07 p.m. Planning Commissioners Phil Bach, Nancy Churchill, , Lorna Johnson, Johnna Exner, Carol Anderson, Scott (Pete) Simmons (by phone), and Margo Locke (at 4:35) were present, along with Planner Bill Folks and Planning Commission Secretary JJ Bourgeois. Planning Commissioner David Christman was excused.

Minutes from November 9, 2022 meeting were reviewed. Nancy Churchill moved to approve the minutes as written. Lorna Johnson seconds. Motion passed unanimously.

Planner Bill Folks presents the following for consideration:

Turbes Family Exemption. Applicant Marianne Turbes wishes to divide her parcel to give 2.5 acres to her son & 2.5 acres for her sister. Nancy Churchill asked about Auditor's File # 163288. Bill Folks stated the file could not be found. Lorna Johnson asked about access to the property. Bill Folks stated they will need to get an easement. Carol Anderson moved to approve the Exemption as presented. Nancy Churchill seconds. The motion passed unanimously.

McConnell Reasonable Use. Gene & JoAnn McConnell requested approval of variance to reduce the set back from Curlew Lake to 110 ft. Nancy Churchill moved to approve the variance as presented. Lorna Johnson seconds. The motion passed unanimously.

3:27 PM Carol Anderson presented a Supreme Court Ruling from 2021 that Ferguson signed. Johnna Exner suggested to add it to our record to show we are in compliance. Discussion ensues.

Bill Folks presented the current draft of the Agricultural Lands of Long-Term Commercial Significance. Nancy Churchill presents page 17 under table 1 the changes she and Lorna Johnson worked on. Johnna Exner requests bolding the numbers. Lorna Johnson stated it would bring too much attention. All agree not to bold. Nancy Churchill requested taking out the number in the first sentence of the last paragraph on page 17. All agree.

Johnna Exner discussed adding "Cattleman's Association" instead of just Cattleman. All agree. Discussion ensued about putting horses and goats back in as a part of livestock per the USDA Census of Agriculture. All agree to do so.

Discussion began about referencing tables 2 & 3 in a sentence under the main title. All agree to add a sentence for reference.

Scott (Pete) Simmons requested taking out "critical mass" from within the document and putting "sufficient". All agree.

3:52 PM Nancy Churchill presents WAC 365-190-050. Nothing about critical mass is found within the WAC. Bill Folks asked about striking #2 from page 16. All agree.

There was a discussion about fee lands and how many acres are left as well as if reservation land is included or not. All agree to add a sentence to clarify about reservation land under Table 1 and as the second sentence on page 16 in the first paragraph.

4:18 PM Lorna Johnson and Nancy Churchill suggested adding back a paragraph previously taken out. All agree.

Discussion about Okanogan Lands ensued. Johnna Exner requested striking “and livestock” from page 17 and adding back in “horses and goats”. All agree. Bill Folks and Johnna Exner requested writing out the full length of “USDA Agriculture of Long Term Commercial Significance”. All agree. Discussion about the numbers for total grazing land from DNR ensued. Bill Folks has not heard back yet.

Discussion about adding “in North Half” in front of Ferry County on Tables 4 & 5 ensued. All agree to add. Nancy Churchill requested writing out all the acronyms. All agree not to after discussing.

Johnna Exner requested moving one sentence under Class IV soils up under Class III. All agree not to after discussing.

Bill Folks discussed taking out “Other Factors Considered” on page 28. Lorna Johnson stated it should be kept as it is topographical. All agree to keep.

All “critical mass” found within the draft is changed to “sufficient”.

Nancy Churchill requested adding a reference to “see Table 4” on page 31. All agree.

Johnna Exner moved to approve the changes as presented and allow the draft to go out for ad. Lorna Johnson seconds. The motion unanimously carries with Scott (Pete) Simmons suggestion for adjoining jurisdictions to be added in later.

Planning Commission Chairperson Terry Thiele adjourned the meeting at 5:25 PM.

The next Planning Commission meeting will be held on December 21, 2022 at 5 p.m. at the Planning Department, 147 N Clark Avenue #7, Republic, WA.

Submitted by:

JJ Bourgeois

JJ Bourgeois, Planning Commission Secretary