

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
February 15, 2023

Planning Commission Vice Chairperson Carol Anderson called the meeting to order at 2:12PM.

Planning Commissioners Carol Anderson, Dave Christman, Lorna Johnson, Phil Bach, Nancy Churchill, Scott (Pete) Simmons, Johnna Exner, Margo Locke, and Planning Commission Secretary JJ Bourgeois were present. Planning Commission Chairperson Terry Thiele and Planning Director Bill Folks were excused.

Minutes from January 18, 2023 meeting were reviewed. Scott (Pete) Simmons motioned to approve the minutes as presented. Nancy Churchill seconded. Phil Bach opposes. Motion carried by majority vote.

Minutes from February 8, 2023 meeting were reviewed. Johnna Exner motioned to approve the minutes as presented. Dave Christman seconded. Motion passed unanimously.

No changes or additions were made to the agenda.

Memorandum review.

Scott (Pete) Simmons began the discussion with the relevancy of having a definition of commercial significance for Ferry County. Carol Anderson and Scott (Pete) Simmons explained the importance of defining what we consider commercially significant in our county.

Carol Anderson mentioned the RCW on page 4 of the Memorandum. Discussion ensued.

Scott (Pete) Simmons explained that the land vs commercially significant are two different criteria.

Johnna Exner, Lorna Johnson, and Margo Locke all commented on the fact that the wrong RCW was used on page 4 of the Memorandum.

Discussion on what bullet points need to be put down ensued as well as how WAC 365-190-050 applies to, and what is applicable only to, Ferry County.

Margo Locked stated that she spoke with the Assessor about which parcels and how many acres are currently designated to agriculture which includes the Tribal Lands.

Carol Anderson presented the following for review:

WSU Study. Profile of Small Farms in Washington State Agriculture: 2021 Census Update.
Discussion ensued.

Questions and comments about the definition of Long-Term Significance came up again. Carol Anderson stated that the definition should be tabled until the next meeting. All agreed.

Johnna Exner's bullet points from the last meeting are reviewed. Water rights are discussed. Johnna Exner stated that the Memorandum is out of scope and presented some 2012-2017 tables that show a shorter growing period for our county. The USDA table charts from the 2017 Census of Agriculture data for Ferry County is discussed as well as the different soil types.

Defense Document Bullet Points is reviewed. Discussion ensued. Bullet points to add are discussed and agreed upon.

Carol Anderson requested showing the website for National Resources Spatial Informatics Group (NRSIG). Discussion on irrigation, field crops, etc. began and how the numbers seem to be incorrect.

Carol Anderson stated the WSU Profile of Small Farms in Washington State Agriculture: 2012 Census Update should be entered into the record.

Johnna Exner stated she got ahold of Dave Hederick from the Conservation District to obtain more information. Discussion ensued.

Discussion proceeded onto the cattle industry, hobby farms, and how the locally commercial lands were designated incorrectly.

Scott (Pete) Simmons and Carol Anderson brought up the BOCC needing our findings of fact before their decision is made.

All agree to leave the USDA tables and study and to discuss the definition of what we consider commercially significant in our county at the next meeting.

Planning Commission Vice Chairperson Carol Anderson adjourned the meeting at 4:20 PM.

The next Planning Commission meeting will be held on February 22, 2023 at 2 PM at the Planning Department, 147 N Clark Avenue #7, Republic, and WA.

Submitted by:

JJ Bourgeois

JJ Bourgeois, Planning Commission Secretary