

**FERRY COUNTY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**February 22, 2023**

Planning Commission Vice Chairperson Carol Anderson called the meeting to order at 2:02 PM.

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

Changes and additions:

Add Margo Locke with information from the Assessor and definitions found on Agriculture.

Add Lorna Johnson with a document on Findings of fact in regard to the Memorandum presented by Anchor QEA.

Memorandum review.

Carol Anderson began the discussion with questions on past lawsuits and comments were made about knowing the history so nothing is missed and trying to figure out the path forward.

Carol Anderson had a question about one of the references that was put within the Development Regulations. Scott (Pete) Simmons and Lorna Johnson explained it was a correct reference and only between our county and the Tribe.

Margo Locke presented the following:

Definitions she found on agriculture & research done on the tables within the Memorandum as well as the RCW's.

Discussion began about potential Commercially Significant Agricultural Lands vs being significant now. Bill Folks stated the RCW does say potential within it.

Margo Locke stated according the Assessor the number of acres we have is way less than what the Memorandum states and the tables are incorrect.

Nancy Churchill asked about the tax code of Agricultural Lands. Bill Folks explained it has always been the property owner's decision to have the tax status. Lorna Johnson stated that even if it has the tax status that does not make it commercially significant. All agree.

Johnna Exner presented the following:

Memorandum points for reference/footnotes & Memorandum Egregious Points. Bullet points were gone over and discussed.

Johnna Exner stated she spoke with Wes McCart for some information on long-term agriculture. Out of scope and in scope are discussed and whether or not the information can be used. All agree to have a brief outline done without doing a deep dive into the Memorandum.

Scott (Pete) Simmons presented the following:

Majority & Minority Report. Scott (Pete) Simmons explained there should be a starting point for Findings of Fact on Food Sovereignty as well as everyone having the opportunity to write their own report so it is not bound to a consensus.

Lorna Johnson presented the following:

Findings of fact in regard to the Memorandum presented by Anchor QEA. Nancy Churchill requested Lorna Johnson go through the document with everyone during this meeting. Document is gone through with each point being read aloud and discussed.

Scott (Pete) Simmons requested changing “this statement” to “criteria used by the County”. All agreed.

Johnna Exner requested referencing the court case & the date for more support of the information. All agreed.

Carol Anderson requested having “Ferry County” put at the beginning of the document instead of just “the County”. All agreed.

Questions arose about the multitude of “...”s within the quoted parts. Lorna Johnson explained that’s what was left out by them, not us.

Nancy Churchill asked about providing a list of acreage. Lorna Johnson stated there is no need. Nancy Churchill asked about having more proof or examples. Discussion ensued. All agreed there should be more proof added.

There was more discussion about the document Lorna Johnson presented. Scott (Pete) Simmons asked to have food sovereignty mentioned within the document. All agreed that it should be added.

Nancy Churchill presented the following:

Presentation for the Commissioners on the new Ag Lands Doc: Proposed Outline. Discussion about the history, siting court cases, and what we need to worry about began. Nancy Churchill

and Margo Locke both stated that having a small summary of the most important cases would be beneficial. All agreed.

Planning Commission Vice Chairperson Carol Anderson adjourned the meeting at 4:22 PM.

The next Planning Commission meeting will be held on Friday, March 3, 2023 at 2 PM at the Planning Department, 147 N Clark Avenue #7, Republic, and WA.

Submitted by:

*JJ Bourgeois*

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JJ Bourgeois, Planning Commission Secretary