

**FERRY COUNTY PLANNING COMMISSION
SPECIAL MEETING
March 3, 2023**

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

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

Changes and additions:

Lorna Johnson was added to the agenda in regards to both of her Findings of Facts documents.

Carol Anderson presented the following:

Critical Mass. Per a motion from a previous meeting in 2022 the words "critical mass" were changed to "sufficient". Carol Anderson stated that it should have remained "critical mass" and explained. Lorna Johnson suggested asking the BOCC to change the wording back to how it was.

Johnna Exner asked about the document coming back to the Planning Commission if changes are made. Bill Folks explained.

Brian Dandel asked if the BOCC will be told. Bill Folks will tell them and put the request in writing.

Johnna Exner motioned to request the BOCC to change the wording back to "critical mass". Lorna Johnson seconded. The motion carried unanimously.

Bill Folks presented the following:

Remanded Issue. Bill Folks stated he got a response back from Peter Scott and presented the email to the Planning Commission. There is discussion on the different court cases as well as how they are all binding to the Planning Commission.

Bill Folks and Lorna Johnson both brought up having an overview for the BOCC to look over.

Johnna Exner motioned for the changes in the Development Regulations to stand as written after the critical mass changes. ~~and to close the Remanded Issue question on the court case.~~ Dave Christman seconded. The motion carried unanimously.

Johnna Exner presented the following:

Bylaws. Johnna Exner explained that she had read over the Bylaws of the Ferry County Planning Commission and wanted to review with everyone as we should be following the Bylaws. She

stated that on page 2, #6 there should be a sub-committee for everything to make it more beneficial for the whole group and discussion ensued. Page 6, #3, letter "B" was brought up having to do with voting. Page 7, Article 10, section 2: Materials of Record was discussed. On the comments regarding the Bylaws all agreed.

Lorna Johnson presented both of the following:

Re-addressing the Findings of Fact on the Memorandum. The previous copy is gone over to make sure the corrections are accurate. ~~Carol Anderson suggested leaving out irrigated lands and it is taken out.~~ Discussion about fee lands ensued and all agreed to not change anything and revisit that discussion at a later date. Bill Folks stated food sovereignty does not need to be within this document and it is taken out.

Lorna Johnson will make the changes and send to Bill Folks to add the references and review.

Findings of Fact for the Changes made to the Ferry County Development Regulations Ordinance #2020-04. Lorna Johnson stated there is a sentence from the MOU that needs more clarification and the first paragraph of this document could be taken out if it's removed from the Ordinance. Carol Anderson explained we need the attorney to help decipher the confusion. Bill Folks will get the clarification needed.

Lorna Johnson stated that the 25,000 acres should have been put within the document. Margo Locke stated that the information she got from the Assessor shows there is more land than that amount. Discussion ensued on the figures. It is brought up that there are certain areas of this document that have incorrectly used "sited" and should be changed to "cited". Changes were made.

Johnna Exner suggested making a footnote on the document instead of repeating the same information. Brian Dassel stated it might be better to leave it as is so whoever is reading it won't have to flip back and forth. All agreed to leave it as is.

Johnna Exner stated the sub-committee should get together to make sure everything is in the record. Discussion ensued about the different court cases and categorization done by Peter Scott.

Planning Commission Vice Chairperson Carol Anderson adjourned the meeting at 3:47 PM.

The next Planning Commission meeting will be held on Thursday, March 9, 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