

**FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
June 8, 2016**

Chairwoman Lorna Johnson called the regular June 8, 2016 meeting of the Planning Commission to order. Commissioners Kimberly Charles, Margo Locke, Ron O'Halloran, Terry Thiele and Tamra Stevens were also present. Irene Whipple and Dena Fletcher were present from the Planning Department.

Minutes from the regular meetings of May 11, 2016 and May 25, 2016 were approved as written.

The Planning Commission reviewed a variance pertaining to a family exemption that was granted four years ago to Sharon and Dick Shumate. They owned Lots 9 and 10 of the Leland Survey #201710 in Section 14, Township 37, Range 33. Herron Creek County Road runs through both lots. Per the approved family exemption, they gave their granddaughter, Rochelle Osborne that portion of Lot 9 lying North of Herron Creek Road. Since that time, Rochelle Osborne also acquired ownership of the remaining property, which is that portion of Lot 9 lying South of Herron Creek and Lot 10. She now would like to sell that piece of property that was created by the family exemption, however, the county ordinance is clear that if a family exemption is utilized then the property cannot be sold for five years. Tamra Stevens made a motion to deny the variance request regarding the family exemption five-year time limit due to the ordinance requirements. However, the platting ordinance states that any division of land where a portion is separated from the contiguous tract by a county road may be considered a separate tract. Tamara made a motion to approve a variance/boundary adjustment that would combine those portions of Lot 9 and Lot 10 lying North of Herron Creek Road, which would then be considered a separate tract and could be sold. Margo Locke seconded the motion of denying the original variance request but approving the variance/boundary adjustment and the motion passed unanimously.

Paul and Judy Reid submitted a boundary adjustment proposal for review. They own Lot 32 of Martin Creek Tree Farms Subdivision in Section 20, Township 35, Range 37. They would like to boundary adjust a small piece of Lot 32 to the adjacent Lot 31. Tamra Stevens made a motion to accept the boundary adjustment. Kimberly Charles seconded and the motion passed unanimously.

The Planning Commission reviewed a boundary adjustment proposal submitted by Gary Brambrink and Paul and Judy Reid. They jointly own Lot 31 of Martin Creek Tree Farms Subdivision in Section 20, Township 35, Range 37. The owners would like to boundary adjust a small piece of Lot 31 to the adjacent Lot 32. Tamra Stevens made a motion to accept the boundary adjustment. Kimberly Charles seconded and the motion passed unanimously.

Martin Creek Water Association submitted a variance proposal for review. They have an easement though Lot 31 and Lot 32 of Martin Creek Tree Farms to access their community well located in Section 20, Township 35, Range 37. They would like a variance from the minimum lot size and dimension requirements so they can obtain ownership of a 15' x 21' well site location

with Lot 32. Tamra Stevens made a motion to accept the variance. Kimberly Charles seconded the motion and it passed unanimously.

The Planning Commission reviewed the 5/13/16 Draft SEPA Ordinance and made the following changes:

- Part Two, Section 1: Delete: Washington Administrative Codes 197-11-158 through 197-11-268.

The 5/13/16 Draft Concurrency Ordinance was also reviewed by the Planning Commission and the following changes were made:

- Second paragraph, change to read: "WHEREAS, RCW 36.70.330(2) requires jurisdictions to correlate with the land use element of the comprehensive plan a circulation element consisting of the general location, alignment and extent of major thoroughfares, major transportation routes, trunk utility lines, and major terminal facilities."

Board Chairman, Lorna Johnson, updated the Planning Commission regarding the proposed Forest Plan Revision for the Colville National Forest.

The meeting was adjourned at 8:35 p.m.

The next regular Planning Commission meeting will be held on June 22, 2016.