

FERRY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
APRIL 12, 2017

Chairwoman Sandra Richartz called the regular April 12, 2017 meeting to order at 6:02 p.m. Planning Commissioners Lorna Johnson, Ron O'Halloran, Terry Thiele and Carol Anderson, Leah VanderStoep, Planning Director, and Mary Kalinowski, Front Desk Receptionist/Planning Commission Secretary, were present as well as Johnna Exner, Ferry County Commissioner, Rachel Siracuse, Ferry County Assessor, and George Stolp, Granite Creek Survey & Mapping, LLC. Planning Commissioners Scott Simmons, Margo Locke and Kimberly Charles were excused from the meeting.

There were no changes or additions to the agenda.

March 8, 2017 regular meeting minutes were reviewed. Ron O'Halloran made a motion to approve the minutes as corrected. Terry Thiele seconded the motion and the motion passed unanimously.

The election of the Planning Commission secretary was tabled at the last meeting until clarification was received as to which RCW the Planning Commission was founded under. A letter from the Board of County Commissioners (BOCC) answering the Planning Commission's request regarding the organization of the Planning Commission and their role in reviewing boundary line adjustments was presented by Chairwoman Sandra Richartz. The BOCC clarified its intent that the Planning Commission should function as a Commission formed under RCW 36.70.040. An ordinance amending the ordinance which instituted the Planning Commission has been drafted and signed by the BOCC. Therefore the Planning Commission secretary shall be appointed by the Planning Director as stated in the current By-Laws. The BOCC also directed the Planning Commission to review boundary line adjustments and make recommendations to the Planning Director as to whether they meet the requirements of Section 3.02 of the Short Plat Ordinance. Chairwoman Sandra Richartz also contacted Attorney Peter Scott who agreed that this was appropriate and that the Planning Commission has the authority to review boundary line adjustments.

Leah VanderStoep presented the following items for consideration:

Robert Jones Boundary Adjustment applications. Salishan Subdivision, range 35, township 23, section 33.

Wishes to combine the following parcels:

1)

A portion of 53223230004000 (Trade to Frank Perry)

With

53223510207000 (Frank Perry Property)

2)

A portion of 53223230004000 (Robert Jones Property)

With  
53223510206000 (Receive in trade from Frank Perry)

**3)**

A portion of 53223230004000 (Robert Jones Property)

With

53223510205000 (Receive in trade from Frank Perry)

Mr. Jones plans to trade Mr. Perry for parcel 1(BLA parcel that is currently GL#7) for lots 5&6 of the Salishan Subdivision. Mr. Jones has applied for three boundary line adjustments to create parcels, 1, 2 and 3. Upon trade of the parcel 1, Mr. Jones would own lots 5 and 6 and utilize the BLA exemption to create/ combine parcels 2 and 3 with lots 5 and 6. After discussion a motion was made by Terry Thiele to deny Mr. Jones' request for Boundary Line Adjustments due to the facts stated. Lorna Johnson seconded the motion and it passed unanimously.

Blue Cougar, LLC – Anne O'Halloran Boundary Adjustment applications. Cougar Corner Short Plat, range 33, township 39, section 14. George Stolp from Granite Creek Survey and Mapping, LLC was introduced to present the Boundary Adjustments. Ron O'Halloran recused himself.

Would like to gift a portion of parcel 33914240001400 to the Curlew Sewer & Water District, as their wells and pump house are on the property. They would also like to return the portion of the parcel containing the unused drain field area back to its parent parcel 33914310003080. After discussion and clarification Lorna Johnson made two motions to approve each Boundary Adjustment contingent on the survey and deed for the property being gifted to the District. Carol Anderson seconded each motion and they both passed with three (3) yes votes for each and one abstaining vote for each.

Harold "Mike" Michaelson Boundary Adjustment application. Range 32, township 35, sections 12 and 13.

Mr. Michaelson would like to combine a portion of his parcel 23513110004000 with his parcel 23512440001000. His house sits across the property line and wishes to adjust the boundary so that his house is on one parcel. After discussion and clarification by George Stolp, Ron O'Halloran made a motion to approve the application based on our Short Plat Ordinance. Terry Thiele seconded the motion. The motion passed with a unanimous vote.

Byron & Sandy Reed Exemption Application. Government lot 14, range 34, township 40, section 09.

Application for exemption from the Short Plat process as his parcel is divided by a county road, as per Short Plat Ordinance 2000-06, Section 03.01. Separating hillside/grazing area from home site. After discussion and clarification of ordinances, Ron O'Halloran made a motion to approve his application as a variance under the Development Regulations Ordinance #2016-04 section 12.03, contingent upon a full description of new parcel for tax purposes. Lorna Johnson seconded the motion. The motion passed unanimously.

Cary Rosenbaum Short Plat Application. Range 36, township 34, section 32.

Mr. Rosenbaum has been given the option to purchase his parcel from the Bureau of Indian Affairs (BIA). After discussion and clarification Ron O'Halloran made a motion to approve the Short Plat Application contingent upon the following requirements: back bone power confirmation from Avista, Northeast Tri-County Health District's approval, and weed control contract. Carol Anderson seconded the motion and it passed unanimously.

Leah VanderStoep presented a proposal that was just received for a couple that is purchasing a property on Curlew Lake. They would like to move and replace an existing structure as well as rebuild an existing dock. After discussion it was agreed upon that it would qualify under the Reasonable Use Exception. The dock replacement would also need to meet the SMP requirements as well as completing a JARPA.

A Short Course on Local Planning was discussed. Those interested in attending gave their names to Mary Kalinowski to forward to the course coordinator. The course will be held in place of the Planning Commission regular meeting June 14 at 6 pm in the Republic office of the Tri-County Economic Development District (TEDD).

No update on GMA. Still in comment period.

Still waiting on the final draft of Ferry County's SMP.

HIRST discussion. Discussed proposed legislation, Bill 5239 Water Availability. The bill is still in committee. Will revisit discussion after learning the fate of the Bill.

No further business was brought forth.

Meeting was adjourned by Chairwoman Sandra Richartz at 7:47 pm.

The next regular Planning Commission meeting will be held on May 10, 2017 at 6 pm.