

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
MAY 10, 2017

Chairwoman Sandra Richartz called the regular May 10, 2017 meeting to order at 6:10 p.m. Planning Commissioners Lorna Johnson, Terry Thiele, Carol Anderson, Kimberly Charles, Margo Locke and Scott Simmons, Planning Director, Leah VanderStoep, and Mary Kalinowski, Front Desk Receptionist/Planning Commission Secretary, were present as well as Rachel Siracuse, Ferry County Assessor. Planning Commissioner Ron O'Halloran was excused from the meeting.

There was one change to the Agenda.

- Lehn Family Variance review was removed.

April 12, 2017 regular meeting minutes were reviewed. Lorna Johnson made a motion to approve the minutes as corrected. Carol Anderson seconded the motion and the motion passed unanimously.

Leah VanderStoep presented the following items for consideration:

Robert Jones Boundary Adjustment applications. Block 2 of the Salishan Subdivision, range 35, township 32, section 23.

Wishes to combine the following parcels:

1)

A portion of 53223230004000

With

Lot # 5 53223510205000

2)

A portion of 53223230004000

With

Lot #6 53223510206000

Mr. Jones wishes to combine two of his Salishan parcels with his government lot parcel. All real estate transactions have been completed and Mr. Jones is the owner of all properties. Scott Simmons made a motion to approve the boundary adjustments as applied for. Margo Locke seconded the motion. The motion carried with five (5) yes votes. Kimberly Charles abstained from voting.

Robert Jones Boundary Adjustment applications. Block 7 of the Salishan Subdivision, range 35, township 32, section 23.

Wishes to combine the following parcels:

1)

A portion of 53214320001000

With

Lot #3 – 53214500070300

2)

A portion of 53214320001000

With
Lot #4 – 53214500070300

Mr. Jones wishes to combine two of his Salishan parcels with his government lot parcel. Mr. Jones is the owner of all properties. Kimberly Charles made a motion to table the decision until a proper survey has been done. After discussion Kimberly Charles amended her motion to approve the applications contingent upon a legal survey and that each lot meet the minimum size requirement of 2.5 acres. Carol Anderson seconded the motion. The motion carried with five (5) yes votes. Scott Simmons abstained from voting.

Chairwoman Sandra Richartz stated for the record that she believes Mr. Jones' applications are an attempt to subvert the subdivision regulations.

The role of the Planning Commission/Department in regard to boundary adjustments was brought up again by Scott Simmons. 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 reintroduced. After a short discussion, Chairwoman Sandra Richartz re-directed the meeting back to the Agenda and the items at hand.

Jack Teague Family Variance application. Lot A, Kelly Greens Short Plat 88-004; range 33, township 37 section 20; parcel 33720210001100.

Application for a family variance as Mr. Teague wishes to give approximately six (6) acres of his approximately eleven (11) acre parcel to his son. Margo Locke made a motion to approve the variance as applied for. Kimberly Charles seconded the motion and it passed unanimously.

Shareeta James Short Plat Application. Tract E, 3rd Amended Smyth Seg Survey; range 37, township 35, section 30; parcel 73530420004000.

Mrs. James wishes to give her mother approximately four (4) acres of her approximately twenty-four (24) acre parcel. Mrs. James has not owned the property for the five (5) years required for a family variance, so she applied to short plat her property. The 3rd Amended Smyth Seg Survey was created in April of 2013. The short plat rules state that the short plat may not be re-platted for five (5) years. Kimberly Charles made a suggestion then amended it to a motion to approve the application on condition of waiting the one (1) year to file the short plat. Scott Simmons seconded the motion. The motion passed unanimously.

Tim & Tonya Peone Reasonable Use Exception application. Lot #5, Ernie Andersons Kettle River Lots; range 37, township 38, section 16; parcel 73816500001500.

The Peone's wish to build a 30 x 30 recreation pavilion with kitchenette and bathrooms for seasonal use. Due to the size and shape of the lot, the location of the well, pump house and septic, the only feasible place to construct the pavilion is at a 100' setback from the river. Margo Locke made a motion to approve the Reasonable Use as applied for. Kimberly Charles seconded the motion and it passed unanimously.

The GMA opt out process was discussed. A copy of the Concerned Friends of Ferry County and Futurewise appeal was provided. Schedule and deadlines were discussed.

The location for Planning Commission meetings was discussed. It was agreed upon that the meetings should be held at the Republic office of the Tri-County Economic Development District (TEDD).

A Short Course on Local Planning was discussed. Those interested in attending gave their names to Mary Kalinowski to forward to the course coordinator.

No further business was brought forth.

Meeting was adjourned by Chairwoman Sandra Richartz at 7:27 pm.

The Short Course on Local Planning will be held in place of the Planning Commission regular meeting June 14, 2017 at 6 pm in the Republic office of the Tri-County Economic Development District (TEDD)

The next regular Planning Commission meeting will be held on July 12, 2017 at 6 pm.