

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
July 12, 2017

Chairwoman Sandra Richartz called the regular July 12, 2017 meeting to order at 6:14 p.m. Planning Commissioners Carol Anderson, Kimberly Charles, Terry Thiele, and Lorna Johnson, Planning Director, Leah VanderStoep, and Mary Kalinowski, Front Desk Receptionist/Planning Commission Secretary, were present. Vice-Chairwoman Margo Locke and Planning Commissioners Scott Simmons and Ron O'Halloran were excused.

Changes to the Agenda:

- Add Family Variance update for Massey.

June 14, 2017 regular meeting minutes were reviewed. Kimberly Charles made a motion to accept the minutes with spelling and punctuation corrections. Carol Anderson seconded the motion. The motion passed with two (2) yes votes and two (2) abstaining votes.

June 21, 2017 special meeting minutes were reviewed. Carol Anderson made a motion to accept the minutes as printed. Terry Thiele seconded the motion. The motion passed with two (2) yes votes and two (2) abstaining votes.

Leah VanderStoep presented the following items for consideration:

William and Tara Holmes Boundary Line Adjustment application.

Mr. & Mrs. Holmes own lot 37-parcel #73821500037000, 0.29 acres, lot 38-parcel #73821500038000, 0.33 acres, and lot 39-parcel #73821500039000, 0.33 acres, of the Kettle River Park Estates #2, AFN153420, Section 21, Township 38, Range 37. They requested to combine all three lots into one lot for tax purposes. Lorna Johnson made a motion to approve the boundary adjustment as given. Kimberly Charles seconded the motion and the motion passed unanimously.

John & LeAnne Turner Boundary Line Adjustment application.

Mr. & Mrs. Turner requested to combine their two contiguous properties: Lot 1 of the Mortenson SP #80-016 AFN185494-parcel #33907310001100, Section 07, Township 39, Range 33, 3.90 acres plus 0.28 acres for right of way, and Tax #6 (PT GL10)-parcel #23912410001000, Section 12 Township 39, Range 32, 2.34 acres, so that their home and septic will be on the same lot. Kimberly Charles made a motion to approve the boundary line adjustment as applied for. After discussion as to the type of application because one is a government lot and the other is a short platted lot, Kimberly Charles withdrew her motion. After further discussion Kimberly Charles re-opened and amended her motion to approve the boundary line adjustment as requested pending survey. Carol Anderson seconded the motion and it passed unanimously.

Kimberly Charles/John Lauridsen Boundary Line Adjustment application. Planning Commissioner Kimberly Charles recused herself.

Kimberly Charles owns parcel #23825210002000, Tax #7 (PT NE4 NW4) Tax #8 (PT NW4 NW4). She is selling 8 to 10 acres (pending survey) of the 33.17 acre lot to John Lauridsen. He would like to combine with his 24.26 acre parcel #23825220002000, Tax #9 (W 800' NW4 NW4).

Terry Thiele made a motion to approve the application as applied for pending survey and conveyance of property. Carol Anderson seconded the motion. The motion passed unanimously with Kimberly Charles recusing herself.

Mark & Patricia Tresham/Marcus Tresham Family Variance application.

Mark and Patty Tresham would like to give approximately 11.3 acres of their 22.6 acre parcel #24003310001000, Tax #4A (PT GL7), Section 03, Township 40, Range 32, to their son Marcus Tresham. Kimberly Charles made a motion to approve the variance as applied for. Lorna Johnson seconded the motion. The motion passed unanimously.

Janelle Massey Reasonable Use Exception application update.

Mrs. Massey requested an exception to the 150' setback from the Kettle River to build a home on her parcel 33907520004000, Lot 4 Kettle River Ranches #2 AFN161169, Section 07, Township 39, Range 33. The application was approved at the June 14, 2017 regular Planning Commission meeting contingent upon receiving a Base Flood Elevation Certificate. As the Massey's property is not in the flood plain, Planning Director Leah VanderStoep requested that the condition for a Base Flood Elevation Certificate be reconsidered. Kimberly Charles made a motion to remove the restriction of a Base Flood Elevation Certificate for Lance and Janell Massey as they are not in a flood plain. Carol Anderson seconded the motion and it passed unanimously.

Leah VanderStoep gave an update on the GMA case.

Chairwoman Sandra Richartz led a discussion on the role of the Planning Commission and the possibility of hiring a Hearings Examiner for quasi-judicial decisions. The idea was discussed and concerns voiced. No decision was made.

Leah VanderStoep gave an update on the Hirst decision.

Leah VanderStoep led a discussion on non-conforming uses and shorelines vs setbacks and how the ordinance on such is interpreted.

Kimberly Charles re-opened the discussion of a Hearings Examiner. More concerns were voiced. No decision was made.

Lorna Johnson brought forth further business, questioning the status of the Colville Confederated Tribe's application for Social and Economic Development Strategy (SEDS) for Native Americans grant through the Administration for Native Americans. There was a discussion about the grant application and the role of Ferry County and the Planning Commission. No new information has been made available since the June 14, 2017 meeting.

No further business was brought forth.

Meeting was adjourned by Chairwoman Sandra Richartz at 7:45 pm.

The next regular Planning Commission meeting will be held on August 9, 2017 at 6 pm at the Tri County Economic Development District (TEDD) office, 147 N Clark Avenue #6, Republic.