

FERRY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
August 9, 2017

Chairwoman Sandra Richartz called the regular August 9, 2017 meeting to order at 6:09 p.m. Planning Commissioners Carol Anderson, Terry Thiele, Lorna Johnson and Teresa Eslick, Planning Director, Leah VanderStoep, and Mary Kalinowski, Front Desk Receptionist/Planning Commission Secretary, were present, as well as Johnna Exner, Ferry County Commissioner. Also present were Ferry County property owners Jack Peters, Kettle Falls, Norman Merkel, Orient, and Blane Hoffman, Orient. Vice-Chairwoman Margo Locke and Planning Commissioners Scott Simmons and Ron O'Halloran were excused.

Changes to the Agenda:

- Jack Peters – Bolt Shoreline Violation/Reasonable Use Exception application
- Norman Merkel and Blane Hoffman – Orient Acre Tracts road easement

New Planning Commissioner Teresa Eslick and attending property owners Jack Peters, Norman Merkel and Blane Hoffman were introduced.

Jack Peters of the Barstow area of Kettle Falls requested to speak about the Bolt ET AL shoreline violation.

Tracie Bolt applied for an exception to the 150' setback from the Kettle River on parcel 73820510013000, Lot 13: Kettle River Park Estates #3 AFN153420B, R37 T38 S20. The property was passed down to Mrs. Bolt and her siblings. They have constructed three (3) buildings, all under 300 square feet, reportedly on skids, which are within the 150' setback. The reasonable use exception was applied for after receiving a shoreline violation letter from the Planning Department to allow the buildings to stay within the 150' setback as there is not enough room on the property to place all three (3) outside of the setback. Mr. Peters voiced his concerns about the building farthest North and closest to the road, showing that it is setting on footings placed in the ground and sits on the edge of the cliff. After much discussion Terry Thiele made a motion to deny the Reasonable Use Exception for the cabin that is farthest north and closest to the road due to soil disturbance and encroachment on the road easement which creates a safety hazard and to approve the Reasonable Use Exception for the other two (2) cabins, however due to the size of the lot and the threat to public safety, health and welfare, no further development will be allowed for this parcel or enhancements to the existing buildings. Carol Anderson seconded the motion and it passed unanimously.

Zane Hoffman and Norman Merkel requested to address the Commission regarding Orient Acre Tracts, located in range 36, township 39, section 23, and a twenty foot easement listed on the original plat that runs through their property. There has been recent interest from the adjoining property owner to create a road in the twenty foot easement. Mr. Hoffman and Mr. Merkel voiced their concerns over the location, due to the topography of the area, and the size of the easement. The Planning Commission advised them as to the process of creating a road.

July 12, 2017 regular meeting minutes were reviewed. Terry Thiele made a motion to accept the minutes as published. Carol Anderson seconded the motion. The motion passed unanimously.

Leah VanderStoep presented the following items for consideration:

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

The Peone's application to build a 30 x 30 recreation pavilion with kitchenette and bathrooms for seasonal use was approved at the May 10, 2017 Planning Commission meeting. The Peone's changed the dimensions of the building to 20 x 40 due to the shape and size of the lot, and the location of existing structures.

Aaron & Brianna Johnson Reasonable Use Exception application. Lot B, Frank L. Matney SP #81-058 AFN190635; range 37, township 37, section 17; parcel 7317330002000.

The Johnsons wish to build a 30 x 30 storage building within the 150' setback from Deadman Creek, approximately 104' from the creek. Due to the topography of the lot, the building site backs against a cliff. After discussion there was concern that the area is within the active slide area of Deadman Creek. The application was tabled until more research could be done to determine whether it is in an active slide area or not.

Saundra Richartz gave an update on the GMA case.

Being her last meeting, Saundra Richartz gave some final words about future items for the Planning Commission.

Short discussion on the role of planning and tourism.

No further business was brought forth.

Meeting was adjourned by Chairwoman Saundra Richartz at 7:35 pm.

The next regular Planning Commission meeting will be held on September 13, 2017 at 6 pm at the Tri County Economic Development District (TEDD) office, 147 N Clark Avenue #6, Republic.