

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
September 13, 2017

Planning Commissioner Lorna Johnson called the regular September 13, 2017 meeting to order at 6:11 p.m. Planning Commissioners Carol Anderson, Terry Thiele, and Scott Simmons, and Mary Kalinowski, Front Desk Receptionist/Planning Commission Secretary, were present, as well as Ferry County Assessor Rachel Siracuse. Also present was Ferry County property owner Aaron Johnson, Kettle Falls. Vice-Chairwoman Margo Locke and Planning Commissioners Teresa Eslick and Ron O'Halloran were excused.

There was no quorum. Meeting was informational.

Changes or additions to the Agenda

- Department of Ecology (DoE) Email/letter dated 9/11/2017 regarding substantial development dollar threshold.
- Office of Financial Management (OFM) email dated 9/11/2017 regarding Growth Management Act (GMA) population projections for all counties in Washington.

Minutes from the Regular August 9, 2017 meeting were reviewed. No action taken – no quorum.

Aaron Johnson was present at the meeting to discuss his Reasonable Use Application and last month's decision as follows:

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.*

Mr. Johnson explained the topography of the site and that it will be used from spring through fall as an RV/recreational site.

Mary Kalinowski presented research on slide area of Deadman's Creek which shows Mr. Johnson's property is 2.5 miles from the pin-pointed slide area. Scott Simmons questioned whether or not Mr. Johnson's property was located in a Geologically Hazardous Area and if it met the three (3) requirements to be designated as a Geologically Hazardous Area, the three (3) characteristics being:

- 1) Slopes greater than 15%
- 2) Impermeable soils (typically silt and water-expansive clays) frequently interbedded with permeable soils.
- 3) Springs or groundwater seepage

Mary Kalinowski will check the designations and the GIS map layer and send an email to the Planning Commission with the findings for a decision.

Mary Kalinowski presented the following Boundary Adjustment for consideration:

Steve Walsh wishes to combine his two (2) parcels, 24023230003100, SW4 SW4 NW4: W2 NW4 SW4, Range 32, Township 40, Section 23 (30.09 acres), and 24022140001005, S2 SE4 NE4: NE4 SE4, Range 32, Township 40, Section 22 (60 acres). Reason stated was for tax purposes. Since the parcels are in two (2) different sections he will still receive two (2) separate tax bills and parcel numbers whether they are combined or not. Mary Kalinowski will contact Mr. Walsh and clarify his stated reason for boundary adjustment and whether he still wishes to move forward.

There was a short discussion on the interpretation of ordinances regarding nonconforming uses.

Mary Kalinowski shared the email/letter from DoE regarding the change of substantial development dollar threshold to \$7,047.00 as of September 2, 2017. She will forward the email to the Planning Commission and put a copy with the ordinance(s).

Mary Kalinowski shared an email from OFM regarding updating the GMA population projections for all counties in Washington. She will forward the email to the Planning Commission.

Moving the Planning Commission meetings back to the Planning Department and to the 4th Wednesday of the month were discussed. All present were agreeable to both. Mary Kalinowski will email the Planning Commission to get the opinions of those that were not present at the meeting.

No further business was brought forth.

Meeting was adjourned by Planning Commissioner Lorna Johnson at 7:05 pm.

The next regular Planning Commission meeting will tentatively be held on October 11, 2017 at 6 pm at the Planning Department, 147 N Clark Avenue #7, Republic.