

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
October 25, 2017

Planning Commission Vice-Chair Margo Locke called the regular October 25, 2017 meeting to order at 6:08 p.m. Planning Commissioners Carol Anderson, Terry Thiele, Lorna Johnson, Teresa Eslick and Scott Simmons, and Mary Kalinowski, Planning Director, were present, as well as Ferry County Assessor Rachel Siracuse and County Commissioner Johnna Exner. Planning Commissioner Ron O'Halloran was excused.

Additions to the Agenda:

- Held Boundary Adjustment
- Records Request
- Flood Plain Property Issue/Possible Variance

Minutes from the Regular August 9, 2017 meeting were reviewed. Lorna Johnson made a motion to approve the minutes as submitted. Terry Thiele seconded and the motion passed unanimously.

Minutes from the Regular September 13, 2017 meeting were reviewed. Lorna Johnson made a motion to approve the minutes with corrections. Carol Anderson seconded the motion and it passed unanimously.

Mary Kalinowski presented the following Boundary Adjustments for consideration:

Steve Walsh wishes to combine his two 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 different sections he will still receive two separate tax bills and parcel numbers whether they are combined or not. Mary Kalinowski contacted Mr. Walsh and he clarified his stated reason for boundary adjustment as tax purposes and after explaining that he would receive the two tax bills he still wishes to move forward. Rachel Siracuse stated that Mr. Walsh recently had 20 acres taken out of his overall acreage for mortgage purposes. Mary Kalinowski will contact him again to find out if he still wishes to move forward and if so, we will need updated application.

Keith and Virginia Held own lots 19 (parcel 33708510019000) & 20 (parcel 33708510020000) in Curlew Kai, all within Range 33, Township 37, Section 5. They wish to add 10 feet of lot 20 to lot 19. Property owners stated their reason as Homeowners Association rules. As the complete reason was not clear, Mary Kalinowski will research their reason further to see if the boundary adjustment is necessary. Scott Simmons made a motion to approve the boundary adjustment pending advisement and whether or not the Held's wish to move forward with the boundary adjustment. The motion was seconded by Carol Anderson and it passed unanimously.

U. S. Army Corps of Engineers on behalf of the Border Patrol Station located in Curlew, Range 33, Township 39, Section 14 (parcel 33914900010000). They would like to adjust a portion of the adjoining property owned by James and Gaylene Weaver (parcel 33914900008000) to their property for proper ingress to and egress from the Station, as to not inadvertently intrude upon property not belonging to them. After discussion, Lorna Johnson made a motion to approve the

boundary adjustment pending a survey. Carol Anderson seconded the motion and it passed unanimously.

Review of a short plat application submitted by Gerald Hern. Gerald Hern is in the process of obtaining parcel 73728210002000 all within Range 37, Township 37, Section 28 from Dean Ulrich. He wishes to divide the piece into two parcels and has Mr. Ulrich's signed consent. Current total acreage is 29.47. Lot 1 will consist of 6.38 acres and lot 2 will consist of 24.49 acres. The survey is complete and the application is still being processed for the individual required approvals.

A records request was received in the Planning Department for any record within the Planning Department pertaining to the Salishan Subdivision. Mary Kalinowski is working on the request.

A copy of the Growth Management Hearings Board's findings was given to the Planning Commission. The plaintiff's can file a motion for reconsideration with the Hearings Board within 10 days from the date of mailing of the final order. They have 30 days to appeal the decision to Superior Court.

An issue with a property owner within the flood plain was discussed. He was advised previously that he could build within the flood plain and at 50' from the shoreline. He was advised by Mary Kalinowski of the setbacks and flood plain rules. He will fill out a variance application and submit detailed plans to the Planning Commission for their consideration.

A copy of the Colville Confederated Tribe's (CCT) Comprehensive Recreational Plan was given to the Planning Commission. They are holding an open public meeting at the Commissioner's office Monday, October 30th at 6 pm. After discussion it was decided that the Planning Commission will write their own Comprehensive Recreational Plan to cover the north half of Ferry County. A sub-committee was formed consisting of Lorna Johnson, Terry Thiele and Carol Anderson. Their first meeting will be held Wednesday, November 1st at 11 am.

No further business was brought forth.

Meeting was adjourned by Vice-Chair Margo Locke at 7:43 pm.

The next regular Planning Commission meeting will be held on November 22, 2017 at 6 pm at the Planning Department, 147 N Clark Avenue #7, Republic.