Chairwoman Lorna Johnson called the regular January 8, 2014 meeting of the Planning Commission to order. Commissioners Mickey Woolley, Tamra Stevens, Margo Locke, and John Egge were present. Ron Matney was introduced as the new Planning Commission member to serve the 4 year term from District 3. Irene Whipple was present from the Planning Department. George Stolp attended as a guest.

Election of Officers: Mickey Woolley made a motion to nominate Lorna Johnson as Chair and Johnna Exner as Vice Chair. Tamra Stevens seconded the motion and it passed unanimously.

Minutes from the regular meeting of November 13, 2013 were approved as corrected. The 6th sentence of the reasonable use exemption for Ralph Rushing, will to be changed to: "He is applying for a reasonable use exemption for a pole barn that he built in violation approximately...."

The subdivision ordinance states that where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals. James and Sharon Steinback are subdividing their property in Range 33, Township 37, Section 5 into two lots. A portion of one of the proposed lots is within the flood plain, therefore a base flood elevation would need to be determined. The Steinbacks have applied for a variance from that requirement because there is an existing house, septic and well that are located on the proposed lot at a higher elevation than the flood plain. The second proposed lot is not encumbered by the flood plain. Tamra Stevens made a motion to approve the variance provided that a statement be placed on the short plat stating that if it was platted again in the future, the base flood elevation would be required at that time. The statement would also state that a house could not be built within the lower elevation of the lot. Margo seconded the motion, and it passed unanimously.

The Planning Commission reviewed a boundary adjustment request submitted by Robert Jones and Carl Hatcher. Mr. Hatcher owns Lot 3 and Lot 4, Block 3, Salishan #1 in Range 35, Township 32, Section 23. These lots have already been developed and since they are such small lots, have been built over the lots lines. He would like to purchase .86 acres from the adjoining property owner, Robert Jones and boundary adjust it to Lots 3 and 4. Since the survey has already been filed, Tamra Stevens made a motion to approve the boundary adjustment request, provided that Lots 3 and 4, Block 3, Salishan #1 also be boundary adjusted so that those two lots and the .86 acre piece could not be sold separately. Ron Matney seconded the motion and it passed unanimously.

In 2006, the Planning Commission approved a family exemption request by Duane and Edith Reagan to retain 2.5 acres and give the remainder 37.5 acres to their daughter and son-in-law, the Koffels. One of the requirements of the Family Exemption is that the property may not be resold or re-divided for a minimum of 5 years and upon resale, the land shall be surveyed and reviewed for roads, access, and easements. The Reagans have now deeded the 2.5 acres to Janine Koffel which is a platting violation since no survey was filed. The Koffels submitted a variance and a
boundary adjustment application for the Planning Commission review. They would like to boundary adjust the 2.5 acres back to their 37.5 acres to create the original 40 acres but would like a variance from the original family exemption survey requirement. Mickey Woolley made a motion to approve the boundary adjustment and variance request since the property was going back to the original 40 acres. Tamra Stevens seconded the motion and it passed unanimously.

The Planning Director asked the Planning Commission to review a zoning question. Ron Matney was asked to excuse himself on this discussion, since the lot is owned by his daughter and his realty company asked the question. Our Development Regulations Ordinance states for Small-scale Business: "The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and non residential uses, but do provide job opportunities for rural residents are encouraged and permitted in the rural area. Public services and public facilities shall be limited to those adequate to serve the isolated use and does not require urban services." A person inquired if they could place a retail business (marijuana retail) on Lot 1B of the John Crane Short Plat in Range 37, Township 37, Section 28. This lot is within the Rural Area where we do encourage home based businesses. The Planning Commission stated that since there is not a residence on the property, and since it would strictly be a retail business, it would need to be placed within a Rural Service Area.

In November, 2013 the Planning Commission denied a variance request submitted by Beth Fowler to build 75' from the Kettle River in Range 36, Township 39, Section 2. She inquired if she could apply for a Buffer Width Averaging on her property. The Planning Commission stated that the Kettle River is subject to the Shoreline Master Program and that buffer width averaging was not an option as it was not in the Shoreline Master Program. We are currently updating the Shoreline Master Program and this may change.

Discussion was held regarding the Hearings Board Compliance Hearing held on December 20, 2013. It was decided to add Map Metrics Geologic Atlas of Ferry County, 2010 into the official record.

The Planning Commission continued their review of the Comprehensive Plan update starting with the 9/7/11 Draft Chapter 8 and made the following changes:

Section 8.1:
6th bullet: Change to read: "Maintain the concurrency ordinance prohibiting approval ...." Goals:
1. Change to read: "The County will coordinate with all appropriate agencies to facilitate ferry transportation for all vehicles."
3. Change "maintain and improve" to "facilitate"
4. Change "work with" to "encourage"
5. Change to read: "The County and the communities will encourage the State to provide additional and more adequate slow traffic turnouts on state highways."
6. Change "attempt" to "encourage the State"
7. Change to read: "The County and the communities will attempt to provide turnouts for scenic, recreational and historic sites and encourage the State to do the same on state highways."
8. Change "dense areas" to "high traffic areas"
11. Change to read: "Provide for safe and convenient ...."

Policies:
1. Change to read: "Encourage the maintenance and improvement of all existing and future public roadways within the county."
2. Change "support" to "facilitate"
3. Delete and renumber the remaining policies
4. Change to read: "Consider a sign policy addressing the signs along county roads."
6. Change "Enforce" to "Encourage"
7. Change to read: "The County shall maintain the concurrency ordinance."
8. Change to read: "Encourage compliance of any services or facilities that fall below the established level of service."

At the next meeting, the Planning Commission will continue their review of the Comprehensive Plan update starting with Section 8.2 of the 9/7/11 Draft Chapter 8.

The meeting was adjourned at 8:30 p.m.