Chairwoman Lorna Johnson called the regular June 11, 2014 meeting of the Planning Commission to order. Commissioners Mickey Woolley, Margo Locke, Johnna Exner and Tamra Stevens were also present. Irene Whipple and Dena Fletcher were present from the Planning Department. Board of County Commissioner Brad Miller was also present.

Minutes from the regular meeting of May 14, 2014 were approved as written.

At the May 14, 2014 meeting, the Planning Commission approved a boundary adjustment for Andrew and Tracy Alluis pending a survey. The Planning Commission clarified that the original property owned by the Alluis’ did not need to be surveyed, however the four points of the newly acquired piece to be boundary adjusted would need to be surveyed.

Tamea Denault submitted a boundary adjustment proposal for review. She owns property in Sections 11 and 12, Township 37, Range 36. She would like to short plat a portion of the property in Section 11 and boundary adjust the remainder to her property in Section 12. Mickey Woolley made a motion to accept the boundary adjustment pending a survey. Tamra Stevens seconded and the motion passed unanimously.

The Planning Commission reviewed a boundary adjustment proposal submitted by Lance and Victoria Manus. They own Lots 17 & 18: Block 3 of the Salishan Subdivision in Section 14, Township 32, Range 35. The Manus’ requested that these two lots be boundary adjusted together. Tamra Stevens made a motion to accept the boundary adjustment. Margo Locke seconded and the motion passed unanimously.

Munn Enterprises submitted an application for a Reasonable Use Exemption pertaining to property they own adjacent to Curlew Lake located in Section 4, Township 37, Range 33. The previous owner of the property, Mr. Gery, was approved for a variance in October 14, 2009 so that he could replace an existing single-wide mobile home with a double-wide mobile home on a full basement along with an attached garage and a detached workshop. Munn Enterprises, Inc. purchased the property in May, 2014. Mr. Gery had not added any of the improvements to the land as requested in the previous variance approval. Since the setback from the ordinary high water mark from Curlew Lake has increased to 150’, Mr. Munn is now requesting to change the variance for a smaller development that would be placed further away from the lake than the approved variance dated October 14, 2009. He would like to build a two story 28' x 32' stick frame house, but he is not proposing the attached garage or the workshop. The current October 14, 2009 variance places the mobile home and garage within the 50' to 100' area, but the new proposal would place most of the house beyond the 100' mark, except for the southwest corner. Due to the topography and since this places the development further back from the ordinary high water mark and has a smaller footprint, Tamra Stevens made a motion to approve the reasonable use exemption to allow the development per the submitted plans. Mickey Woolley seconded the motion and it passed unanimously. No portion of the house, except that portion of the southwest corner may be placed closer than 100’ from the ordinary high water mark.
Brian and Brandi Brower submitted a boundary adjustment proposal for review. They own Lots 19 & 20: Block 3 of the Salishan Subdivision in Section 14, Township 32, Range 35. They would like to have these two lots boundary adjusted together. Margo Locke made a motion to accept the boundary adjustment. Tamra Stevens seconded the motion and it passed unanimously.

Discussion was held regarding the time line and the 2 week extension granted by the Growth Management Hearings Board on Case #97-1-0018c moving the compliance date to June 20, 2014. GMA Attorney, Mike Golden is currently working on the Critical Areas Ordinance Findings of Fact and it will be emailed to the Planning Commission members once received. The Board of County Commissioners will need to review and sign the Findings of Fact at their next meeting on June 16, 2014.

The Planning Commission reviewed the first draft of the Shoreline Master Program Update Public Participation Plan prepared by Anchor QEA and made the following comments and changes:

- **Table of Contents**: Update after changes have been added
- **Section 1.2**:
  - First paragraph: Question: Where in the law does it state we have to “enhance ecological function?”
  - Third paragraph:
    - 2nd sentence:
      - Change to read: "....engage the impacted landowner, the public and stakeholders...."
    - Question: What is a “stakeholder” and what is “public?”
  - Public Participation: Last sentence: Change "informal" to "written"
  - Draft SMP, Cumulative Impacts and Analysis (CIA), and Restoration Plan: Question: Where in the law does it state we need to have a “restoration plan?”
  - Review and Revise SMP and SMP Update Reports: Delete "iteratively"
- **Section 2**: 2nd paragraph, last bullet: Delete "social media"
- **Section 2.1**: Delete entire section
- **Section 2.2**: Change to "2.1"
- **Section 3**: 2nd sentence: Change to read: "....City and County will maintain an email registry."
  - **Section 3.1**:
    - 3rd sentence: Change to read: "....local agencies, tribes, state and federal agencies." (Note: The Planning Commission would like to attend those meetings)
    - 4th sentence: Change to read: "....workshops will be held either electronically, such as conference calls or web-based meetings, or in person."
- **Section 4**: 2nd sentence: Delete
  - 3rd sentence: Change to read: "The email and formal workshops are expected to provide ...."
Section 4.1:
- 2nd sentence: Delete: "(as outlined below)"
- Last paragraph: Delete

Table 1:
- All-Project Duration: Question: Who updates the elected officials?
- Task 3:
  - April-July 2014: Maybe extend a little as we are almost into July
  - 1st bullet: Question: When is the SMP introduction and kick-off meeting? If we are not having it, we would need to delete
- Task 5:
  - 2nd bullet: Delete "local public and business"
  - (Note: On postcards, in addition to workshop dates, add the location of the website and wording regarding checking the website for future meetings and updated information.)
- Task 6:
  - October and November 2014: 2nd bullet: Delete "local public and business"
  - Winter 2014/2015: 1st bullet: Delete "/Shoreline"
  - Spring 2015: 2nd bullet: Delete "local public and business"

Section 4.2
- First paragraph, 3rd sentence: Change to read: "This list will likely include the impacted landowners, members of the public...."
- Interested parties list:
  - Add new first bullet: "Impacted property owners"
  - Add new second bullet: "Ferry County Board of Commissioners"
  - Add a new third bullet: "City of Republic Council Members"
  - Change "Audubon Society" to "Backcountry Horsemen"
  - Change "Ferry County Health District" to "Tri-County Health District"
  - Move "Farm Bureau" up to follow Tri-County Health District
  - Change "Ferry County Curlew Mosquito Control District No 1" to "Curlew Mosquito Control District No 1"
  - Change "Ferry County Conservation District" to "Ferry Conservation District"
  - Add bullet: "Ferry County Natural Resource Board"
  - Add bullet: "Kettle River Advisory Board"

Section 4.3:
- 1st paragraph, 1st sentence: Change to read: "An email registry will be maintained...."
- 2nd paragraph, 1st sentence: Delete: "in the news media"

Section 4.6: 2nd paragraph: Delete

Section 7.0: Delete

Section 8.0: Delete

Section 9.0: Delete

Section 10.0: Delete

Section 11.0: Delete
• Section 12.0: Delete
• Section 13.0: Delete
• Section 14.0: Delete
• Section 15.0: Delete
• Section 17.0: Delete
• Section 4.7:
  o 2nd sentence: Delete
  o 3rd sentence: Delete
• Section 4.8:
  o Heading: Change to "Hard Copy Availability"
  o 1st sentence: Change to read: ".... and other suitable locations, such as the library, as necessary."
• Section 5: 1st sentence: Question: Does that mean we are available at any time?
• Section 6: 1st paragraph: Delete

On September 10, 2014 during the day, there will be a Shoreline Master Program (SMP) Update Technical Meeting, followed later that night at the start of the Planning Commission's regular meeting with a SMP Update work session. On October 1 & 2, 2014 there will be several SMP Update informational meetings held at different locations around the county.

The meeting was adjourned at 8:35 p.m.