Chairwoman Lorna Johnson called the regular August 13, 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.

Minutes from the regular meeting of June 11, 2014 were approved as written.

Matt Miller submitted a boundary adjustment proposal for review. He owns property in Section 10, Township 36, Range 33. Mr. Miller would like to acquire 1.35 acres from Mary Davis who owns property in Section 11, Township 36, Range 33 and have the acreage attached to Tract 6 of his piece. Discussion was heard regarding if the piece could be accurately described even though the north and south points east of the section line and west of Hadley Rd have not been surveyed. Determination was made that the Short Plat Ordinance requires a survey, therefore the property must have a survey. Mickey Woolley made a motion to accept the boundary adjustment pending a survey. Johnna Exner seconded and the motion passed unanimously.

The Planning Commission reviewed a boundary adjustment proposal submitted by Michael Sullivan. He owns Lot 1 of the John and Judy Stabenfeldt Short Plat #78-016 in Section 8, Township 37, Range 33. He requested that a small piece of the southeast corner lying east of the access road in Lot 4 of the Revised Stabenfeldt Short Plat #83-003 owned by John Stabenfeldt in the same Section, Township and Range be boundary adjusted to his 5.32 acres. Tamra Stevens made a motion to accept the boundary adjustment pending a survey. Mickey Woolley seconded and the motion passed unanimously.

Caroline Hensel submitted a boundary adjustment proposal for review. She owns the West half of the Southwest quarter of the Southeast quarter, in Section 9, Township 34, Range 36. Ms. Hensel would like to boundary adjust all of the her parcel, with the exception of 2.5 acres where her home is situated, to David Hensel Family Investments L.L.C which owns 80 acres in Section 16, Township 34, Range 36. Mickey Woolley made a motion to accept the boundary adjustment pending survey. Margo Locke seconded the motion and it passed unanimously.

The Planning Commission reviewed a boundary adjustment proposal submitted by David Hensel Family Investments L.L.C. They own 89.96 acres in Section 9, Township 34, Range 36. They would like to boundary adjust 50 feet of their property to the adjacent property known as Lot 1 of the Hensel Short Plat owned by Brent Shumacher. Mickey Woolley made a motion to accept the boundary adjustment pending a survey. Tamra Stevens seconded and the motion passed unanimously.

Brent Shumacher submitted a boundary adjustment proposal for review. He owns Lot 1 of the Hensel Short Plat containing 10.04 acres in Section 9, Township 34, Range 36 and would like to acquire a small triangular piece of property located south of his property line and creek from David Hensel Family Investments L.L.C in Section 9, Township 34, Range 36. Tamra Stevens
made a motion to accept the boundary adjustment pending survey. Margo Locke seconded and the motion passed unanimously.

The Planning Commission reviewed a reasonable use exception request, submitted by Charles Klyn on behalf of G.H.K. He owns Lots C and D of the Frank L. Matney Short Plat located in Section 17, Township 37, Range 37 that is adjacent to Deadman Creek. This property is 29.92 acres in size and has an existing approved septic system and well. Due to the topography of the property and since Deadman Creek has a setback of 150', he has requested a reasonable use exception to be able to build a 20'x24' storage building where no portion would be located any closer than 76” from the ordinary high water mark. The placement of the structure any further back would have more impact to the riparian area due to precipitous slopes on the remainder of the property. Tamra Stevens made a motion to approve the reasonable use exception variance based on the topography of the lot, and that no portion of the storage building would be within 76’ of the ordinary high water mark. Mickey Woolley seconded the motion and it passed unanimously.

The Planning Commission reviewed the Ferry County Short Subdivision Ordinance #2000-06 and Ferry County Development Regulations Ordinance #2013-06 and made the following changes:

Short Subdivision Ordinance:
- **Section 03.02:** After the 3rd sentence add a new sentence: “If the boundaries can be clearly defined, a legal description, signed and stamped by a licensed surveyor, may be substituted in lieu of a survey.”

Development Regulation Ordinance:
- **Section 4:**
  - Designated Forest Land (tax purpose): Add to the end of the 2nd sentence: “or “current use timber.””
  - Forest Land of Long-Term Commercial Significance, 1st sentence: Delete “open space use” and add “Designated Forest”
  - Open Space Forest Land (tax purpose): Delete

- **Section 8.02 (3):** Delete “and current use”
- **Section 8.03:** 2nd paragraph: “Change to read: “The following lands are those designated state and federally managed forest lands or are 20 acres or more in the Designated Forest tax classification.”

The Planning Commission reviewed Section 6 regarding the Historical Archeological Resources Preservation. After much review it was determined that there will need to be more discussion regarding this matter at a future meeting.
The Planning Commission was briefed on upcoming dates regarding the Shoreline Master Program update.

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