The Shoreline Master Program kick-off was held before the regular scheduled meeting. The Planning Commission was briefed by the consultants of Anchor QEA on the progress of the Shoreline Master Program update.

Vice Chairwoman Johnna Exner called the regular September 10, 2014 meeting of the Planning Commission to order. Commissioners Mickey Woolley, Margo Locke, Tamra Stevens and Saundra Richartz were also present. Irene Whipple and Dena Fletcher were present from the Planning Department.

Minutes from the regular meeting of August 13, 2014 were corrected to read “known” in place of “knows” which was a spelling error in the 5th paragraph of the minutes from August 13, 2014. Margo made a motion to accept the minutes as corrected. Mickey Woolley seconded the motion and it passed unanimously.

James and Betty Goad submitted a boundary adjustment proposal for review. They own Lots 6 and 7 in Block 1 of the Salishan Subdivision #1 in Section 23, Township 32, Range 35. Mr. and Mrs. Goad would like to boundary adjust these two lots together as well as an adjacent 1.34 acres owned by Robert Jones. A survey has already been completed and recorded. Tamra Stevens made a motion to accept the boundary adjustment. Margo Locke seconded and the motion passed unanimously.

The Planning Commission reviewed a boundary adjustment proposal submitted by Gary Cummings, Jr. He owns Lots 8 and 9 in Block 1 of the Salishan Subdivision #1 in Section 23, Township 32, Range 35. Mr. Cummings would like to boundary adjust these two lots together in addition to boundary adjusting a 1.27 acre piece of adjoining property owned by Robert Jones. These properties have a recorded survey. Tamra Stevens made a motion to accept the boundary adjustment. Margo Locke seconded and the motion passed unanimously.

Brent and Chere Cummings applied for a boundary adjustment to combine Lots 10 and 11 in Block 1 of the Salishan Subdivision #1 as well as an adjacent 1.34 acre piece owned by Robert Jones all in Section 23, Township 32, Range 35. A survey has already been completed and recorded. Tamra Stevens made a motion to accept the boundary adjustment. Margo Locke seconded the motion and it passed unanimously.

The Planning Commission reviewed a boundary adjustment proposal submitted by Donald and Bobbie Glover. The Glovers would like to boundary adjust a 0.27 acre piece of adjacent property owned by Robert Jones to their Lot 4 in Block 9 of the Salishan Subdivision in Section 23, Township 32, Range 35. These properties have already been surveyed and recorded. Tamra Stevens made a motion to accept the boundary adjustment. Saundra Richartz seconded and the motion passed unanimously.
Sean and Misty Norman submitted a boundary adjustment proposal for review. They own Lot 12 in Block 1 of the Salishan Subdivision #1 in Section 23, Township 32, Range 35 and requested to boundary adjust 1.29 acres owned by Robert Jones in the same Section, Township and Range. A survey has been recorded. Tamra Stevens made a motion to accept the boundary adjustment. Margo Locke seconded and the motion passed unanimously.

The Planning Commission reviewed three boundary adjustment proposals submitted by Robert and Claudia Jones. They own Lots 3, 4 and 5 in Block 1, Salishan Subdivision #1 in Section 23, Township 32, Range 35. Mr. and Mrs. Jones would like to boundary adjust some adjacent property that they own to each of these lots to make them larger; therefore requesting that 1.25 acres be boundary adjusted to Lot 3; 1.39 acres be boundary adjusted to Lot 4; and 1.28 acres be boundary adjusted to Lot 5. A survey has already been recorded. Tamra Stevens made a motion to accept the boundary adjustment. Mickey Woolley seconded and the motion passed unanimously.

Gale and Kandis Palmanteer submitted a boundary adjustment proposal for review. They own Lots 7 and 8 in Block 2 of the Riverwood Addition and a small adjacent piece of property in Government Lot 1 in Section 14, Township 36, Range 37. They would like to boundary adjust all these together, so they will have a bigger lot for any future building. There is an old survey in place so there is no need for another one at this time. Tamra Stevens made a motion to accept the boundary adjustment. Saundra Richartz seconded and the motion passed unanimously.

The Planning Commission reviewed a boundary adjustment submitted by Jess Sailor. He owns Lots 1, 2, 3 and the West 25 feet of Lot 20, Block 13, Danville in Section 04, Township 40, Range 34. Mr. Sailor would like to boundary adjust these all together as well as the adjacent West 25 feet of Lots 18 and 19, Block 13, Danville owned by Ferry/Okanogan Fire District #14. Tamra Stevens made a motion to accept the boundary adjustment pending a survey. Mickey Woolley seconded and the motion passed unanimously.

Kelly Parmley submitted a boundary adjustment proposal for review. Mr. Parmley owns a part of Lot 12 and Lots 13, 14, 15 and 16 of Block B, Orient in Section 23, Township 39, Range 36. He requests that all the parcels be boundary adjusted together to form one larger parcel. No survey is required as the Orient Townsite has already been surveyed. Margo Locke made a motion to accept the boundary adjustment. Tamra Stevens seconded and the motion passed unanimously.

The Planning Commission reviewed the Ferry County Short Subdivision Ordinance #2000-06 and Ferry County Development Regulations Ordinance #2013-05 and made the following changes:

**Short Subdivision Ordinance:**

- **Section 3.00:**
  - 1st paragraph, second sentence: Change to read: “Qualified exemptions shall be reviewed and approved by the Planning Administrator.”

  
  
  
  
  - **Section 30.00**
Change to read: "Within ten (10) days following issuance of the Administrators' written notice of decision to disapprove a short plat or partial exemption, the sub-divider may file a notice of appeal to the Planning Commission with the Administrator. Within ten (10) days following issuance of the Planning Commission's written notice of decision to disapprove a short plat or partial exemption, the sub-divider may file a notice of appeal to the Board with the Administrator."

Development Regulation Ordinance:

- **Section 6.03:**
  - 4th paragraph: Change to read: "If an archaeological site or significant historic archaeological resource is identified in the known site location records or through survey, Ferry County will issue a permit, along with a notice to the landowner of their obligation to comply with the Department of Archaeological and Historic Preservation (DAHP) regulations. The Department of Archaeological and Historic Preservation may require a protection plan to be developed by the landowner/developer, the affected tribe, an archaeologist, and the DAHP."
  - 5th paragraph: Delete
  - 6th paragraph, first sentence: Delete

The Planning Commission will hold a special meeting on October 16, 2014 to review the Draft Shoreline Inventory, Analysis and Characterization Report.

The meeting was adjourned at 8:43 p.m.