FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
February 11, 2015

Chairwoman Lorna Johnson called the regular February 11, 2015 meeting of the Planning Commission to order. Commissioners Mickey Woolley, Tamra Stevens, Margo Locke, Saundra Richartz, and Ron O'Halloran were also present. Due to an extended injury, Johnna Exner attended by phone conference. Irene Whipple was present from the Planning Department. Commissioner Brad Miller was also in attendance. Margo Locke completed the Open Public Meeting Training.

Ben Floyd, from Anchor QEA and Ferdouse Oneza, a subcontractor from Oneza & Associates, were present by phone conference for the Planning Commission Shoreline Master Program workshop to complete the review of the Shoreline Master Program memo and outline. Ben Floyd, with the assistance of Ms. Oneza led the discussion. For the required restoration plan, it was decided to just call it a Restoration Plan and the WAC wording stating that restoration is not a mandatory requirement will be included in the plan. The Planning Commission did verify that within the Shoreline Master Program they would like to proceed with just the minimum shoreline jurisdiction and that the critical areas would be adopted by reference. Also, within the Shoreline Master Program, critical areas will be adopted by reference. Tamra Stevens stated that she is comparing the Planning Commission's suggested changes to the draft Inventory, Analysis and Characterization Report (IAC) to the final IAC document and found a few inconsistencies. Once she has completed her review, we will provide Anchor QEA with a list of possible corrections. An errata sheet could then be issued to supplement the IAC Report. Another Planning Commission Shoreline Master Program workshop will be held at the start of the Planning Commission's April 8, 2015 meeting to review the draft Shoreline Master Program and maps. The Planning Commission April 22, 2015 meeting is a tentative backup date.

The Planning Commission minutes for January 11, 2015 and January 28, 2015 were approved as written.

Larry and May Roush were present during the Planning Commission’s review of a variance application submitted by Larry and Craig Roush. They own property in Section 36, Township 36 N., Range 32 E.W.M. They would like to divide their property into two parcels that is separated by Highway 21 South. One parcel would be that portion lying west of the highway and the remainder would be that portion lying east of the highway. Since there is a recorded survey, Tamra Stevens made a motion to approve the variance. Margo Locke seconded the motion and it passed unanimously. Ferry County makes no guarantee that the resulting lots are buildable lots.

James and Pamela King submitted a reasonable use exception variance proposal for review. They own Lot 3 of the Kettle River Ranches Division #2 AF#161169 located in Section 07, Township 39 N., Range 33 E.W.M. that is adjacent to the Kettle River on the south side and an easement road of the north side. This property is 1.02 acres in size and has an existing house and approved septic system and well. Both the house and the septic system are located within 100' of the ordinary high water mark of the Kettle River (the house is at 50' and the existing septic system is at 100'). There is a row of trees along the north side of the property along the easement road. Since the Kettle River has a current setback of 150', they have requested a reasonable use exception to be able to build a 25' x 35' storage building where no portion would be located any closer than 135' from the ordinary high water mark. Due to the location of the existing buildings and septic system, as well as maintaining a reasonable setback from the easement road, and because the placement of the new structure any further back would have more impact to the riparian area due the removal of the existing trees, Mickey Woolley made a motion to approve the reasonable use exception variance where no portion of the 25' x 35' storage building would be within 135' of the ordinary high water mark. Tammy Stevens seconded the motion and it passed unanimously.
The Planning Commission reviewed a variance request submitted by the Curlew Civic Club. The Curlew Civic Club would like to sell the Curlew Water and Sewer District a portion of their property located in Section 14, Township 39 N., Range 33 E.W.M. described as the North 50 feet of Lot 3: Block 10 of the Curlew Townsite for the use of a pump station for the public sewer system. This meets the partial exemption requirements for any division made for the purpose of creating a portion of property to be deeded to the county, a taxing district, or for a designated public use. Ron O'Halloran made a motion to approve the variance pending a survey. Mickey Woolley seconded the motion and it passed unanimously.

A brief discussion was held regarding Habitats and Species of Local Importance. The option of creating a habitat checklist was also discussed. The Planning Commission did make the following changes to the 1/28/15 Draft of the Critical Areas Ordinance:

Section 9.01 2)
- 2nd paragraph: Add heading: "a) Nomination Process:"
- a): change: "a) Application to nominate...." to "b) Application to nominate...."

Section 9.02
- 1st paragraph: Change "Those current ...." to "These current...."
- 2nd paragraph: Move paragraph to become the very last paragraph of Section 9.02
- 3rd paragraph: Change "Those current...." to "These current...."

Continued review of Habitats and Species of Local Importance will be held at the next meeting scheduled for February 25, 2015.

The meeting was adjourned at 8:45 p.m.