Chairwoman Lorna Johnson called the regular April 8, 2015 meeting of the Planning Commission to order at 6:04 p.m. Commissioners Mickey Woolley, Tamra Stevens, Margo Locke and Ron O’Halloran were present. Due to an extended injury, Johnna Exner attended by phone conference. Irene Whipple and Dena Fletcher were present from the Planning Department as well as County Commissioner Brad Miller. Anchor QEA consultant, Ben Floyd, was also present along with sub-contractor, Ferdouse Oneza, with Oneza and Associates who attended by phone conference.

Minutes from the March 11, 2015 and March 25, 2015 were approved as written.

The Planning Commission reviewed multiple environmental designation maps presented by Anchor QEA consultant, Ben Floyd, with assistance from Ferdouse Oneza in regards to the SMP update. The Planning Commission made recommendations of edits pertaining to the labeling of various shorelines within the county. Mr. Floyd noted the edits and will make the changes before the next review of the SMP update.

The Inventory, Analysis and Characterization (IAC) Errata was submitted to the Planning Commission. This appendix is necessary to include some of the original suggested changes that were omitted from the final IAC, January 2015 version. The Planning Commission will review the Errata at the next Planning Commission meeting.

Don and Trudi Snider submitted a variance application for review. Mr. and Mrs. Snider own Lot 1 of the Ashbaugh Short Plat containing 3.55 acres in Range 37, Township 37, Section 16. Currently there is an existing business located on the north portion of Lot 1, known as DJ’s Second Hand. The landowners request to divide the 3.55 acre parcel into two parcels in order to sell the business by itself. Dividing Lot 1 into two parcels will make one lot approximately 1 acre and the other lot 2.55 acres. Since Ferry County has a minimum lot size of 2.5 acres, the Planning Commission reviewed the variance requirements and it was determined that a special circumstance was involved due to the existing business. Ron O’Halloran made a motion to accept the variance pending that the short plat requirements are met. Margo Locke seconded and the motion passed unanimously.

The next regular Planning Commission meeting will be held April 22, 2015. There will be a special meeting held on April 29, 2015 for another Planning Commission Shoreline Master Program workshop to review the draft SMP.

The meeting was adjourned at 8:53 p.m.