

FERRY COUNTY PLANNING COMMISSION

REGULAR MEETING

September 20, 2023

Planning Commission Vice Chairperson Carol Anderson called the meeting to order at 2:04 PM.

Planning Commissioners Carol Anderson, Johnna Exner, Nancy Churchill and Phil Bach were present along with Planning Commission Secretary JJ Bourgeois. Commissioners Margo Locke and David Christman were excused as well as Planner Bill Folks. Commissioner Lorna Johnson was not present and not excused.

Minutes from the August 16, 2023 regular meeting were reviewed.

Johnna Exner motioned to approve the minutes as presented. Phil Bach seconded. The motion passed unanimously.

There were no changes/additions to the agenda.

Planning Secretary JJ Bourgeois presented the following for consideration:

Chism Exemption. Applicant Sandra Chism requested approval of a Family Exemption to segregate a portion of parcel 64003210002000 to be gifted to her daughter. The resulting acreage would be approximately 20 acres in total for the daughter and approximately 10 acres left for the applicant.

Discussion about Ag tax and the authority to segregate the land took place.

Johnna Exner motioned to table this application until Planning Director Bill Folks was present. Nancy Churchill seconded. The motion passed unanimously.

Planning Secretary JJ Bourgeois presented the following for consideration:

Zwieig Variation. Applicant Sandra Zwieig requested approval of a variation to allow for a smaller parcel in order to sell a portion of unusable hillside land that would be followed up with a BLA application. The portion of the parcel to be sold is approximately .44 acres and would be attached to the parcel to the north owned by Ricky Nutt leaving approximately .64 acres of the applicant's parcel.

Nancy Churchill moves to conditionally approve the request with the stipulation that a boundary line adjustment be done to permanently combine parcel 33708540003000 (approximately .64 acres) and 33708540004000 (approximately .66 acres) owned by the applicant.

It is also added by the Planning Commissioners that this variance is contingent on the selling of the property to Ricky Nutt and a boundary line adjustment be done to combine the approximate .44 acres with the 3.37 acres owned by Mr. Nutt.

Johnna seconded the motion. The motion passed unanimously.

Planning Secretary JJ Bourgeois presented the following for consideration:

Bowers BLA. Applicant Stephen Bowers requested approval of a boundary line adjustment for the combination of parcel 33933240001000 and parcel 33933130002000 to allow an on-site septic system to be put in which spans both parcels.

Nancy Churchill motioned to approve the application as presented. Johnna Exner seconded. The motion carried unanimously.

Planning Secretary JJ Bourgeois presented the following for consideration:

Koontz BLA. Applicant Mark Koontz requested approval of a boundary line adjustment to create access to the west side of his property. This would be done by trading an equal amount of .3 acres between his parcel and the adjoining parcel owned by Canzona.

Johnna Exner motioned to approve the application as presented. Phil Bach seconded. The motion carried unanimously.

Planning Secretary JJ Bourgeois presented the following for consideration:

Cummings BLA. Applicant Brent Cummings requested approval of a boundary line adjustment to combine both parcels 53223510110000 and 53223510113500 so as not to incur 2 HOA fees.

Johnna Exner motioned to approve the application as presented. Nancy Churchill seconded. The motion passed unanimously.

Planning Secretary JJ Bourgeois presented the following for consideration:

Bacon BLA. Applicant Doris Bacon requested approval of a boundary line adjustment to adjust parcel 33828500001000 to be closer to approximately 20 acres in size and make it so parcel 33828500002000 would have all existing buildings within it at approximately 27 acres.

Concerns of Ag of LTS are brought up and discussed. Johnna Exner motioned to table the application until Planner Bill Folks is present. Phil Bach seconded. The motion carried unanimously.

Vote for Chairperson and Vice Chairperson of the Planning Commission commences.

Johnna Exner motioned for Carol Anderson to be Chairperson of the Planning Commission. Phil Bach seconded. The motion passed unanimously.

Phil Bach motioned for Johnna Exner to be Vice Chairperson of the Planning Commission. Nancy Churchill seconded. The motion passed unanimously.

Newly elected Chairperson Carol Anderson adjourned the meeting at 2:50 PM.

The next Planning Commission meeting will be held on Wednesday, October 18, 2023 at 2 PM at the Planning Department, 147 N Clark Avenue #7, Republic, and WA.

Submitted by:

For JJ - Will Folks

JJ Bourgeois, Planning Commission Secretary