

FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
December 21, 2022 (corrected)

Planning Commission Vice Chairperson Carol Anderson called the meeting to order at 3:03 p.m. Planning Commissioners Phil Bach, Nancy Churchill, , Lorna Johnson, Johnna Exner (by WebEx), Carol Anderson (by WebEx), and Scott (Pete) Simmons (by phone) were present, along with Planner Bill Folks and Planning Commission Secretary JJ Bourgeois. Landowner Richard Lutz and surveyor George Stolp were also present. Planning Commissioners David Christman, Terry Thiele, and Margo Locke were excused.

All agreed the minutes from November 16, 2022 will be reviewed at the next meeting as not everyone had a copy to review.

Planner Bill Folks presented the following for consideration:

Lutz Variance. Applicant Richard Lutz and surveyor George Stolp requested approval of a variance to separate house and land portion of lot 3 that lies South of Curlew Creek. The separation would be the 1.78 acres that lies South and is bordered by Fish Hatchery Road on the South and Hwy 21 on the West. If the variance is granted the remaining 4.92 acres on the North side of the Creek would be added to lot 2 as the owner wishes to sell the 1.78 acres and the Curlew Creek forms a natural boundary line. Questions were raised about the creek moving over the years. ~~Mr. Stolp explained that since a survey done in 1996 the creek hasn't moved or changed.~~ Mr. Stolp explained that he redid a survey that was done in 1996 and the creek hasn't moved or changed. Lorna Johnson asked about having a separate parcel number issued.

Nancy Churchill moved to approve the variance as presented. Carol Anderson requested more discussion as other Planning Commissioners still had questions. Discussion ensued. Nancy Churchill moved again to approve. Scott (Pete) Simmons seconded. Johnna Exner abstained. The motion passed by majority vote.

Planner Bill Folks presented the following:

Flood Ordinance Timeline. Carol Anderson stated she had made notes on a previous draft. Discussion ensued about the draft. Planner Bill Folks stated that the ordinance being finalized is behind schedule as well as the SMP. Carol Anderson stated the floodplain was already gone over and should be reviewed with the possibility of temporarily approving it. Planner Bill Folks stated the Commission has to vote on it and it cannot be temporarily approved as once it is advertised it has officially gone out.

Johnna Exner stated the SMP subcommittee should have a meeting before the next regularly scheduled Planning Commission meeting. All agree to read the Flood Ordinance and

discuss and/or approve it at the next Planning Commission meeting. Discussion ensued about publishing before sending to BOCC and how many days a document must be advertised for.

Lorna Johnson asked about the Agriculture of Long Term Significance. Planner Bill Folks stated he got a call a few weeks ago from Commerce, left a message with them but has not heard back yet.

Planning Commission Vice Chairperson Carol Anderson adjourned the meeting at 3:55 PM.

The next Planning Commission meeting will be held on January 18, 2023 at 3 PM at the Planning Department, 147 N Clark Avenue #7, Republic, and WA.

Submitted by:

JJ Bourgeois

JJ Bourgeois, Planning Commission Secretary