

**KETTLE FALLS PLANNING COMMISSION**  
**DECEMBER 9, 2013**

**CALL TO ORDER**

Planning Commission Chairperson Valerie Hall called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members in attendance included Larmie Edwards, Valerie Hall, Jessie Christopher, Yvonne Lawrence and Jeannie Thompson.

Staff in attendance included David Keeley, Mary Schultz, Raena Hallam, Council Member Ray Smith and Council Member Debbie Gaskin.

Guests in attendance included Holly Brozik, John Thomas and Lisa Brozik.

**ANNOUNCEMENTS AND MAIL RECEIVED**

Dave announced this would be Jeannie Thompson's last Planning Commission meeting, because she was elected to City Council.

Larmie announced he is going to retire after this meeting.

There will be two openings on the Planning Commission in January.

**MEETING MINUTES**

**APRIL 8, 2013 AND JUNE 12, 2013 REGULAR MEETING MINUTES**

Planning Commission Member Jessie Christopher made a motion to approve the minutes of the April 8, 2013 and June 12, 2013 regular Planning Commission meeting. Planning Commission Member Larmie Edwards seconded the motion.

Motion carried by all. Planning Commission Member Larmie Edwards - yes, Planning Commission Member Jessie Christopher - yes, Planning Commission Member Yvonne Lawrence - yes and Planning Commission Member Jeannie Thompson - yes.

**NEW BUSINESS**

**PUBLIC HEARING (BROZIK SHORT PLAT)**

Chairperson Valerie Hall opened the Public Hearing for the Brozik short plat.

Dave gave a city staff report. The short plat would divide parcel 295500 into two parcels of 6,250 square feet each.

Dave notified neighbors within 300 feet of the parcel by letter.

Holly Brozik - 1233 E. Elep Ave., Colville, WA, Stated she wants to buy the new lot and build a new house, not a manufactured home.

Chairperson Valerie Hall opened the Public Testimony portion of the Public Hearing at 7:15 p.m. As there were no letters or public testimonies Chairperson Valerie Hall closed the Public Comment portion of the Public Hearing at 7:16 P.M.

Dave - Findings of Fact – Brozik Short Plat

1. The proposed Short Plat is in compliance with the Kettle Falls Comprehensive Plan, and any other such plans developed pursuant to law.
2. The physical characteristics of the site, including but not limited to topography, soil conditions, or unique natural features such as susceptibility to flooding, wildlife habitat, or wetlands, have been considered in the project design.
3. The proposed Short Plat is not in compliance with all applicable standards in the Unified Development Ordinance regarding minimum lot size and lot width. Kettle Falls Municipal Code 17.02.063 Development Standards states that the minimum lot size for Historic Kettle Falls (Blocks 1 through 49) shall be 4,200 square feet. All other areas shall be 7,000 minimum square feet. Also that the minimum lot width shall be 75 feet. The unique situation with the city block on E 9<sup>th</sup> (outside of Historic Kettle Falls Blocks 1-49) where the proposed lot division lays is that all the lots on this block are 6,250 square feet with a lot width of 62.5 feet. This proposed short subdivision would create 2 new lots that are each 6,250 square feet with a lot width of 62.5 feet. The two new lots would be consistent and the same size and dimensions as the existing four lots already located on this block thereby creating uniformity in this neighborhood. The Planning Commission stated that this exception to minimum lot size and lot width should be granted in this situation.
4. The appropriate provisions have been made for dedications, easements, and reservations.

5. The public use and interest will be served by the subdivision.
6. The following facilities are adequate to serve the proposed short plat before or concurrent with development for the preliminary plat:
  - a. public and private streets and roads;
  - b. water;
  - c. sanitary sewage collection and treatment;
  - d. schools and educational services; and
  - e. fire and police service

**JULIE GLENN LOT LINE ADJUSTMENT 470 W. 9<sup>TH</sup> AVENUE**

The house and property were sold to Sherry Stevens in November and the lot line adjustments was recorded last week.

**RICHARD GLEIN & CHUCK SINGER JR. LOT LINE ADJUSTMENT 820 JOSEPHINE ROAD**

Richard Glen had built a building on his neighbor's property. Both he and Chuck Singer Jr. agreed on extending parcel 376300 and 376400 into 326301. The notice of decision will be mailed and published this week.

**STEVE VARNELL LOT LINE ADJUSTMENT**

Steve Varnell owns four large parcels equaling approximately 100 acres. He wants to resize to three small lots and one large lot. The concern is there are no paved road or utilities. Varnell will be required to put in paved street and utilities before issuing a building permit. This lot line adjustment will be approved and published. The public has 14 days to appeal this decision.

**OLD BUSINESS**

As there was no Old Business, Planning Commission moved on to Historic Preservation.

**HISTORIC PRESERVATION**

As there was no Historic Preservation, Planning Commission moved on to Public Comment.

This was the annual meeting of the Historic Preservation Committee.

**PUBLIC COMMENT**

As there was no Public Comment, Planning Commission moved on to Adjournment.

**ADJOURNMENT**

Planning Commission Member Larmie Edwards made a motion to adjourn the meeting at 7:41 p.m. Planning Commission Member Jessie Christopher seconded the motion.

Motion carried by all. Planning Commission Member Yvonne Lawrence - yes, Planning Commission Member Larmie Edwards - yes, Planning Commission Member Jessie Christopher - Yes and Jeannie Thompson - yes.

Next meeting is scheduled for January 13, 2013, 7:00 p.m. at Kettle Falls City Hall.

Approved:

---

Valerie Hall, Chairperson

Attest:

---

Mary Schultz, Secretary/Clerk