**KETTLE FALLS PLANNING COMMISSION**

**MEETING MINUTES**

**SEPTEMBER 14, 2020 7 P.M.**

 **CALL TO ORDER**

Planning Commission Chairperson Adam Huff called the meeting to order at 7:01 p.m.

**ROLL CALL**

Members in attendance included Adam Huff (via phone), Larry Kulesza, and Jody Emra

**STAFF**

Staff in attendance included Kathi Merrill, Mayor Ridlington, John Andrew and Mike Weatherman. Absent – Raena Hallam.

**GUESTS**

James Geisler and Nick Bradeen

**ANNOUNCEMENTS AND MAIL RECEIVED**

Everyone was emailed the agenda and meeting minutes from the August 10th meeting.

**MEETING MINUTES**

**REGULAR MINUTES OF AUGUST 10, 2020**

Planning Commission Member Larry Kulesza made a motion to approve the August 10, 2020 meeting minutes. Planning Commission Member Jody Emra seconded the motion. Planning Commission Member Larry Kulesza – YES, Planning Commission Member Jody Emra – YES. Motion carried.

**NEW BUSINESS**

**PARCEL #361800 AND 361700 – KALMIA STREET – JIM GEISLER**

Mr. Geisler was asking for a variance on the lot depths in order to build a home or put a manufactured home on the property. Lots currently are 70 feet deep. There is a 10 foot off street portion that may be included.

Mayor Ridlington stated that the lots have enough square footage to meet minimum requirements, but the lots lack the required depth.

Planning Commission Member Larry Kulesza read the ordinance and stated the lots meet minimum standards. Larry also stated the lots would also meet the set back requirements of 20 feet on the front, 5 feet on the side, 5 feet on the street side and 20 feet on the rear. Mr. Geisler would need to do a lot line adjustment to combine the two lots into one in order to meet the minimum square footage to build. The square footage of the lots needs to be verified.

Mayor Ridlington asked if the dimensions were correct on the map?

Planning Commission Member Larry Kulesza stated that the PC would have to do some homework as the numbers don’t match.

Planning Commission Member Jody Emra asked about the gross area and does it meet requirements?

Mr. Geisler stated the paperwork closes tomorrow (9/15) and asked what he needs to do?

Planning Commission Member Jody Emra stated the PC needs the lot dimensions before they could make any decisions.

Mayor Ridlington asked if LeAnne Sanders could be called to verify lot dimensions as she was the one who looked up the parcels prior to the meeting.

Planning Commission Member Larry Kulesza spoke with LeAnne on the phone and LeAnne stated the small lot was 25 feet wide and 70 feet deep and the other lot was 50 feet wide and 70 feet deep. After speaking with LeAnne, Larry stated the minimum lot depth could be waived. Larry motioned to grant a variance on these two parcels as they meet the building lot requirements. Planning Commission Member Jody Emra seconded. All in favor. Motion passed. Larry said he recommends a lot line adjustment to combine the two lots.

Mayor Ridlington stated Mr. Geisler could not get a variance until he owns the lot. The Mayor recommended that Mr. Geisler move forward with his purchase and then come back and do the paperwork for a lot line adjustment and get the final approval on the variance from the Planning Commission.

**2. OLD KETTLE RD PROPERTY – PARCEL #326960 – CRYSTAL AND NICK BRADEEN**

Nick Bradeen stated he wants the property to store wood for firewood. The wood would need to sit for two years before it would be dry enough to sell as firewood.

Planning Commission Member Larry Kulesza stated this parcel is zoned residential. Larry asked Mr. Bradeen what kind of volume he was expecting to do?

Mr. Bradeen stated he would have semi-loads of wood coming on to the property. He stated the location of the property was good and he would respect the noise ordinance as a curtesy to the neighbors.

Planning Commission Member Larry Kulesza asked if he would be sawing or just storing the wood?

Mr. Bradeen said he would be doing both.

Planning Commission Member Jody Emra asked where the closest residence was to that property?

Mr. Bradeen stated the closest property is just to the west.

Planning Commission Member Larry Kulesza stated Mr. Bradeen would need a Conditional Use permit not a variance. This area is zoned Single Family Residence.

Planning Commission Member Jody Emra asked if this would be a limited time use? Jody stated Mr. Bradeen would be using the property as commercial use.

Mayor Ridlington stated Mr. Bradeen’s activities could impact the neighbors.

Planning Commission Member Jody Emra stated she appreciates Mr. Bradeen’s willingness to respect the noise ordinance but how loud would the saws be?

Mr. Bradeen stated the saws would be no louder than a lawn mower.

Mayor Ridlington stated all the wood stored on the property would be a lot of fuel and a fire hazard.

Councilman Mike Weatherman stated he was concerned about safety. What would Mr. Bradeen do to protect kids from climbing on the wood? This is a family area. Would he fence the property? What about the sawdust?

Mr. Bradeen stated he had not thought of a fence. The sawdust would be hauled off the property.

Planning Commission Member Jody Emra stated the lot is about one and one half acres. Mike Spooler has the lot behind this one.

Planning Commission Member Larry Kulesza stated Mr. Bradeen would need to apply for a Use Permit. Under 17.05.021 the PC would need to review the proposed usage. It would be a Type II review and would require a Public Hearing. The neighbors would be allowed to have input about the property use permit.

Mr. Bradeen stated the property is not on the market yet. He states that he has run out of room on his property off Highway 395 and needs more space for his wood. He stated he sees the potential in this lot and would possibly consider putting a home on it later.

Mayor Ridlington stated this is a Single Family Residence area. The Mayor stated he has serious reservations and feels it would be a fire hazard for the neighborhood. He is not in favor of this plan.

Mr. Bradeen stated there is a fire hydrant in the area.

Planning Commission Member Larry Kulesza stated technically the use would be nonconforming and that the Planning Commission could not give an answer at this time.

Mr. Bradeen stated to just let him know what the decision would be.

**OLD BUSINESS**

1. **BINDING SITE PLAN REVIEW/APPROVAL – BRANDON TRUE PROJECT**

Planning Commission Member Larry Kulesza stated he was expecting Mr. True to attend the meeting tonight. Larry said Raena stated she had not heard back from any of the neighboring businesses. Larry stated Mr. True has combined Lot 1 and 2 into 1 lot. Lot 3 for Eric Weatherman is now considered Lot 2 and Lot 4 is now considered Lot 3. Larry read the new requirements of Binding Site Plan #20-01 (see attachment). The surveyor is to add the new language on the map and record it. Larry stated he did not know the conversation between Dave Willey and Brandon True to confirm what decisions had been made on Utilities and the road easement.

Planning Commission Member Jody Emra asked how wide the easement was?

Planning Commission Member Larry Kulesza stated 40 feet. The water line would have to be a minimum of 8”. The new language was sent to Brandon True but without feedback the Planning Commission will have to wait to make any final approval. Dave Willey will have to review and give his feedback and approval of the requirements. The Planning Commission also needs to get more information from Raena Hallam before they can move forward. Feedback from the neighbors is important. The Planning Commission could have a special meeting to finalize everything once all feedback and approvals have been received.

Mayor Ridlington asked what has to be done for the final approval?

Planning Commission Member Larry Kulesza stated the Planning Commission needs to hear back from Mr. True and get all the other feedback.

1. **HAPPY DELL PARK – ROTARY CLUB PLAYGROUND EQUIPMENT**

Mayor Ridlington stated he had received requests for the old equipment. He stated Hunters would like to have the equipment. The Slide and Merry-go-round could be sold and keep all the rest for parts. All parts would be stored until needed.

Planning Commission Member Larry Kulesza stated if Hunters wanted to purchase the equipment then the City would not be liable as the equipment is noncompliant. To use as parts would be fine.

Mayor Ridlington stated the new equipment is to be installed this October. The Rotary has paid half the cost. The total for the new equipment is approximately $60K.

Planning Commission Member Jody Emra asked if we had a place to store the old equipment?

Councilman Mike Weatherman asked how long would we store the parts?

Mayor Ridlington stated there was no timeframe. There is storage near the dog pound.

Planning Commission Member Larry Kulesza stated he would like to see the concrete plan.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Planning Commission Member Jody Emra made a motion to adjourn the meeting. Planning Commission Member Larry Kulesza seconded the motion. Planning Commission Member Larry Kulesza – YES, Planning Commission Member Jody Emra – YES. Motion passed.

Planning Commission Meeting adjourned at 8:24 p.m.

Approved:

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Adam Huff, Chairperson

Attest:

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Kathi Merrill, Secretary