

**KETTLE FALLS CITY COUNCIL MEETING**  
**AUGUST 15, 2023**

**CALL TO ORDER**

Mayor Jesse Garrett called the meeting to order at 7:00 p.m.

**ROLL CALL**

Chris Shurrum, Jesse Garrett, John Ridlington, Dale Drake and Michael Weatherman.

**STAFF**

Staff - Dave Willey, Larry Kulesza, Phil Adams and Raena Hallam.

Guests - Mark Burrows, Brad Manke, Jodi Owens and Jenni Anderson.

**ANNOUNCEMENTS AND MAIL RECEIVED**

As there were no Announcements and Mail Received, City Council moved on to Public Comment.

**PUBLIC COMMENT**

**PUBLIC HEARING - SHORELINE MASTER PROGRAM PERIODIC REVIEW**

Stevens County Planner Jenni Anderson explained the state is requiring the Shoreline Master Program to be updated. Even though it was done in 2019. She explained all the changes were made to comply with the RCW's and none of them affected the very small shoreline of Kettle Falls.

City Attorney opened the Public Hearing for Public Comment. No public comment was presented. City Attorney Logan Worley closed the Public Hearing at 7:05 p.m.

**CONSENT AGENDA**

**CITY COUNCIL MINUTES FOR JUNE 20<sup>th</sup> AND JULY 11, 2023.**

Council Member Michael Weatherman made a motion to approve the Consent Agenda. Council Member John Ridlington seconded the motion. Motion carried by all. Council Member Chris Shurrum - yes, Council Member John Ridlington - yes, Council Member Dale Drake - yes and Council Member Michael Weatherman - yes.

## **STAFF REPORTS**

### **PUBLIC WORKS**

Public Works Superintendent Dave Willey reported Stevens County will be sweeping the newly chip sealed streets tomorrow. A fog seal will be applied and then painted.

Public Works Superintendent Dave Willey stated two trees in the Pool Park need to be removed for safety reasons. One is rotten and one is dying.

### **FIRE DEPARTMENT**

Fire Chief Phil Adams reported the department responded to 8 runs.

### **PLANNING COMMISSION**

Planning Assistant Larry Kulesza reviewed his report to City Council:

#### **Report from Kettle Falls Planning to the City Council 23-09**

August 15, 2023

The August 14<sup>th</sup> Planning Commission meeting:

- A Public Hearing was held on the Shoreline Master Program Update. After a presentation by Jenni Anderson of Stevens County Planning and no comments received from the public, the PC voted to recommend that the CC approve the update.
- Preliminary Finding of Fact 23-02 concerning the current use status of Panorama RV, attached by reference, was introduced. After discussion, which included the park's owners, Brenda and Tony Farnam, the PC voted to recommend that the CC adopt and implement the "Suggested actions" as included in the report. The Farnam's wanted the CC to know that accessing the RV park from 6<sup>th</sup> Street would require enforcing unauthorized parking in the right of way.
- The Parks Plan update as recently formatted by SCJ is being sent to the PC for review.
- As a complete review of Title 17 is unlikely in this calendar year, the PC is going to compile its recommendations for an ordinance patch which will address the most pressing needs and those that have been proposed by the mayor and CC.

Matters of interest:

- Commissioner Gourlie and I attended a webinar today for a grant to pay for deferred Parks and Rec maintenance. There is not a city matching fund requirement. The grant is capped at \$100,000.
- The Water Rate Study is hopefully in its final data verification before further review.

Larry Kulesza

Contract Planning Assistant

**Preliminary Finding of Fact 23-02  
Use Status of Panorama RV**

August 14, 2023

To determine the current use status of Panorama RV, The City of Kettle Falls planning staff conducted a review of the history of Panorama RV and discovered the following documents:

- Original application to the Planning Commission, more than 23 days prior to April 27, 1993 (undetermined).
- Planning Commission's recommendation to City Council to approve with variances, April 27, 1993.
- City Council's decision to approve, May 4, 1993.

Pertinent Information: Original application to the Planning Commission.

- There were requests for 2 variances:
  - Variance from the street paving requirement. 17.43.030, 5., (a). Reason for request, ... "Also, the park would not be open year-round, so we would like to keep them maintained only when open to the public."
  - Variance from utilities requirements. 17.43.030, 13., (a) through (f). Reason for Request, ...[Words in the copy are illegible at the end where the request is made. However, since a survey of 21 RV Parks in WA state showing some with full hookups and some with partial hookups is attached to the application, the inference is that since it is not a universal requirement in WA, Panorama RV should be granted a variance from providing all spaces with full hookups.](#)
  - Plot plan page 3 shows two roads accessing Sixth Street implying ingress and egress.

Pertinent Information: Title 17 update.

Title 17 was updated in 1997 which mandated that recreational vehicle parks were subject to a Conditional Use Permit which required a Binding Site Plan (C3). The development standards were also updated at that time. Panorama RV had been permitted under the previous zoning code with different requirements for development.

Conclusion:

Panorama RV operates as a Legal Non-conforming Use. Any expansion or significant modification of the current use would require a new Land Use Application conforming to the current provisions of 17.03.100 KFMC.

Suggested actions:

To ensure the City's responsibility to promote the health, safety and welfare of the community, the following actions are necessary to assure the continuation of Panorama RV as a Legal Non-conforming Use:

- ❖ An "as is" inventory of the park conducted by the Public Works Department.
- ❖ Recommendations and Sign-offs from the following:
  - Public Works Department.
  - Police Department.
  - Fire Department.
  - Planning Commission.

Larry Kulesza  
Contract Planner

**COMMITTEE REPORTS**

As there were no Committee Reports, City Council moved on to New Business.

**NEW BUSINESS**

**ORDINANCE NO. 1817 - AN ORDINANCE OF THE CITY OF KETTLE FALLS, WASHINGTON, PROVIDING FOR THE ADOPTION OF A PERIODIC REVIEW OF THE SHORELINE MASTER PROGRAM (SMP)**

Council Member Michael Weatherman made a motion to adopt Ordinance No. 1817. Council Member Dale Drake seconded the motion. Motion carried by all. Council Member Chris Shurrum - yes, Council Member John Ridlington - yes, Council Member Dale Drake - yes and Council Member Michael Weatherman - yes.

**OFF ROAD VEHICLE ORDINANCE REVIEW**

Mayor Garrett referred to a copy of the current Kettle Falls Municipal Code regarding Off Road Vehicles. He asked City Council to take it home and review for future discussion.

**OLD BUSINESS**

As there was no Old Business, City Council moved on to Public Comment.

**PUBLIC COMMENT**

As there was no Public Comment, City Council moved on to Adjournment.

**ADJOURNMENT**

Mayor Jesse Garrett adjourned the meeting at 7:31 p.m.

Approved:

\_\_\_\_\_  
Jesse Garrett, Mayor

Attest: \_\_\_\_\_  
Raena L. Hallam, Clerk/Treasurer