

**KETTLE FALLS PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 9, 2026**

CALL TO ORDER

Commissioner Jody Emra called the meeting to order at 6:02 p.m. Council Member Chris Shurrum led the group in the Pledge of Allegiance.

ROLL CALL

Members in attendance included Jody Emra, Nick Gourlie, and Joe Owens.

STAFF

Staff in attendance included LeAnne Sanders, Council Member Chris Shurrum, and Council Member Mike Weatherman.

CLIMATE ADVISORY COMMITTEE

None.

GUESTS

None.

ANNOUNCEMENTS AND MAIL RECEIVED

No Announcements and Mail Received at this time.

REGULAR MINUTES OF JANUARY 26, 2026, MEETING

Commissioner Nick Gourlie made a motion to approve the minutes of January 26, 2026. Commissioner Joe Owens seconded the motion. Commissioner Nick Gourlie – YES. Commissioner Joe Owens – YES. Motion passed.

CLOSED

PUBLIC COMMENT

No Public Comment at this time.

NEW BUSINESS

No New Business at this time.

OLD BUSINESS

CLIMATE RESILIENCE PLAN AND COMPREHENSIVE PLAN UPDATE

Due to Mike Manning, SCJ Alliance, being absent from the meeting due to illness there are no updates to either the Climate Resilience Plan or the Comprehensive Plan.

Jody Emra stated she has sent Mike Manning a couple of names for the stakeholders list, but she is still unclear if they are just part of the climate element or are they part of the comprehensive plan update too.

Commissioner Nick Goulie stated he also is a bit confused.

Secretary LeAnne Sanders will contact Mike Manning for confirmation on the duties of the stakeholders and if they are to be involved in both plans.

OPEN

ZONING UPDATE

Planning Commission revisited the Adult Entertainment Establishment and Adult Retail Establishment under Business Uses of the Matrix and decided to recommend changing each to C (5) in the C-1 and C-2 zones. Planning Commission then continued reviewing and making changes to the matrix, starting with Gift Shop in Business Uses and stopping at the beginning of Industrial Uses.

Commissioner Nick Gourlie recommended each planning commission member review and document changes to the Industrial Uses section of the matrix to have for the next meeting. He also discussed once the review of the matrix is complete, he will prepare all the changes to the zoning code, which will be a large document.

OPEN

PUBLIC COMMENT

Council Member Chris Shurrum asked if the city has any jurisdiction on how the railroad maintains its tracks as there been a couple derailments in the past week.

Commissioner Jody Emra stated it is up the railroad for maintenance and with the weather patterns of thawing and freezing the ground under the track gets soft and unstable. There was further discussion on how the weather affects the railroad tracks.

HOMEWORK

Chair Jody Emra will:

- Title 17 - Zoning Updates
- Park Plan Update
- Review Comp Plan and Climate Resilience Information

Commissioner Nick Gourlie will:

- Title 17 - Zoning Updates
- Park Plan Update
- Review Comp Plan and Climate Resilience Information

Commissioner Joe Owens will:

- Title 17 - Zoning Updates
- Park Plan Update
- Review Comp Plan and Climate Resilience Information
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ADJOURNMENT

Chair Jody Emra adjourned the meeting at 7:45 p.m.

Approved:

Jody Emra, Chairperson

Attest:

LeAnne Sanders, Secretary