FALLS PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 28, 2026

CALL TO ORDER

Commissioner Jody Emra called the meeting to order at 6:00 p.m. Commissioner Jody Emra 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 Secretary LeAnne Sanders, Council Member Chris Shurrum, Council Member Mike Weatherman, and Alicia Ayers and Cassidy Burns, SCJ Alliance.

CLIMATE ADVISORY COMMITTEE

Lisa Wolfe.

GUESTS

None.

ANNOUNCEMENTS AND MAIL RECEIVED

As there were no Announcements and Mail Received, Planning Commission moved on to Regular Meeting Minutes.

REGULAR MINUTES OF SEPTEMBER 14, 2026, MEETING

Commissioner Nick Gourlie made a motion to approve September 14, 2026, planning commission minutes. Commissioner Joe Owens seconded the motion. Commissioner Nick Gourlie – YES. Commissioner Joe Owens – YES. Motion passed.

CLOSED

PUBLIC COMMENT

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

NEW BUSINESS

PRE-APPLICATION MEETING – PARCEL #0327001

Commissioner Jody Emra gave a summary of the pre-application meeting today, reference Parcel #0327001. Present at the meeting was property owner Gene Brockman, surveyor Jon Gordon, City Superintendent Dave Willey, Secretary LeAnne Sanders, and Commissioner Jody Emra. She presented planning commission with the survey map showing a change to the road on the east end. The change removed the cul-de-sac and put in a bulb out for future growth. Discussion included the required size of water and sewer lines, easement on the bulb outs, and lot widths. At the present time, the lot width does not meet current zoning code. Planning commission is updating the zoning code and is proposing no minimum lot widths and depths, just a minimum lot size.

There was discussion on how long planning applications remain active if an application is deemed incomplete and the required corrections are not made. Also, if a SEPA is required at the time of application.

Alicia Ayers, SCJ Alliance stated she believes the zoning update needs to be reviewed by Department of Commerce and their review process is 60 days.

Further discussion included sidewalks, curbing, green space, and other zoning code requirements.

OPEN

OLD BUSINESS

CLIMATE PLAN DELIVERABLE 5

Alicia Ayers, SCJ Alliance, asked if the climate advisory committee had reviewed Deliverable 5, Climate Goal and Policy Review, and had any comments. The new draft includes Commissioner Nick Gourlie's comments. The Climate Advisory Committee then reviewed each section, discussed and gave comments on whether the policy should be pursued as written, not be pursued, pursued with revisions, what the revisions are and if the goal or policy should stay in the comprehensive plan or move to the climate resilience section.

Cassidy Burns with SCJ Alliance documented the comments and revisions discussed.

Alicia stated they will take all the comments and modify Deliverable 5.

OPEN

TITLE 17 ZONING DRAFT/GMA CHECKLIST

Planning Commission reviewed September 14, 2026, draft zoning update to make sure all changes were made. Cassidy Burns with SCJ Alliance compared the draft update against the Growth Management Act Checklist and flagged the items that need changed.

Planning Commission then reviewed and discussed the required changes.

Commissioner Nick Gourlie asked commission members to review and check for other changes. He stated he will incorporate the changes discussed and may have a new draft available at the next meeting.

OPEN

DRAFT ZONING MAP

This item will be discussed at the next meeting.

OPEN

STEVENS COUNTY COUNTYWIDE PLANNING POLICY WORKING DRAFT

Planning Commission received the latest working draft of Stevens County Countywide Planning Policy. Planning Commission members had not entirely reviewed the document so there were no comments at this time.

Stevens County will be hosting a listening session on their comprehensive plan in the sheriff's ambulance training center on September 29th at 6:00 p.m. Commissioner Joe Owens and Secretary LeAnne Sanders both plan on attending.

OPEN

PUBLIC COMMENT

Council Member Chris Shurrum reported Senate Bill #5926 will place a ban on public records for day care facilities.

HOMEWORK

Chair Jody Emra will:
- Draft Zoning Update
- Review of Stevens County Countywide Planning Policy

Commissioner Nick Gourlie will:
- Draft Zoning Update
- Review of Stevens County Countywide Planning Policy

Commissioner Joe Owens will:
- Draft Zoning Update
- Review of Stevens County Countywide Planning Policy

ADJOURNMENT

Chair Jody Emra adjourned the meeting at 8:40 p.m.

Approved:

_____
Jody Emra, Chairperson

Attest:

_____
LeAnne Sanders, Secretary