

**KETTLE FALLS PLANNING COMMISSION
MEETING MINUTES
JULY 27, 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, and Council Member Mike Weatherman.

CLIMATE ADVISORY COMMITTEE

None.

GUESTS

Ryan Lee, via phone.

ANNOUNCEMENTS AND MAIL RECEIVED

Currently there are no announcements and mail received.

REGULAR MINUTES OF JULY 14, 2026, MEETING

Commissioner Nick Gourlie made a motion to approve July 14, 2026, planning commission minutes. 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

LOT LINE ADJUSTMENT – PARCELS #0331400 & #0331320

Ryan Lee, Lincoln County Land Surveying was available on speaker to answer questions planning commission may have reference the Lot Line Adjustment for parcels #0331400 and #0331320.

Commissioner Jody Emra asked Mr. Lee if there is a utility easement and maintenance agreement in place since it was a condition on the Notice of Decision for the Short Plat that was done in 2007.

Mr. Lee stated he is unaware if there are any easement or maintenance agreements in place, but Mrs. Snyder is favorable of doing any maintenance agreements and utility easements.

Commissioner Nick Gourlie replied since this was a condition in 2007 and it is unclear if they have been done, planning commission is hesitant to approve until there is clarification. If they have been done, planning commission would like a copy of the easement and agreement to put with the application.

Mr. Lee stated he will double-check and if they have not been done he will let Mrs. Snyder know the documents need to be drawn up. He then asked if there are any particular requirements to draw them up.

Planning Commission explained there is not, basically a sewer easement and maintenance agreement between the two parcels to address maintenance responsibilities for the existing shared sewer connection and a maintenance agreement for the existing breezeway between the two parcels.

Mr. Lee stated he will try and get the documents together for the planning commission meeting of August 10, 2027.

OPEN

OLD BUSINESS

CLIMATE RESILIENCE AND COMP PLAN UPDATE

No updates on the Climate Resilience Element and Comprehensive Plan updates until grant funding is approved.

OPEN

ZONING UPDATE

Commissioner Nick Gourlie presented planning commission with drafts of the projected Zoning Maps for the New Title 17 Zoning Proposal and Full UGA Annex Visioning. A map of the current zoning was also included for clarity. Nick stated the UGA Annex Visioning is for reference if and when properties are annexed and the zone to which they may be annexed in as. The projected zoning map shows the historic Kettle Falls in yellow as high density and the area in green is medium density (east of the city, Evergreen area and east of Josephine Road). Low density is the blue area west of Josephine Road and south of Old Kettle Road.

Nick stated he marked different sections with numbers for planning commission to discuss.

1. Lot that might be developed soon into single family residential and duplex;
2. Currently zoned multi-family residential;
3. Density based on Mr. Edwards intention:
4. East side of Josephine is smaller lots than West:
5. West of Josephine are all larger lots;
6. Yellow Pine Trailer Court.

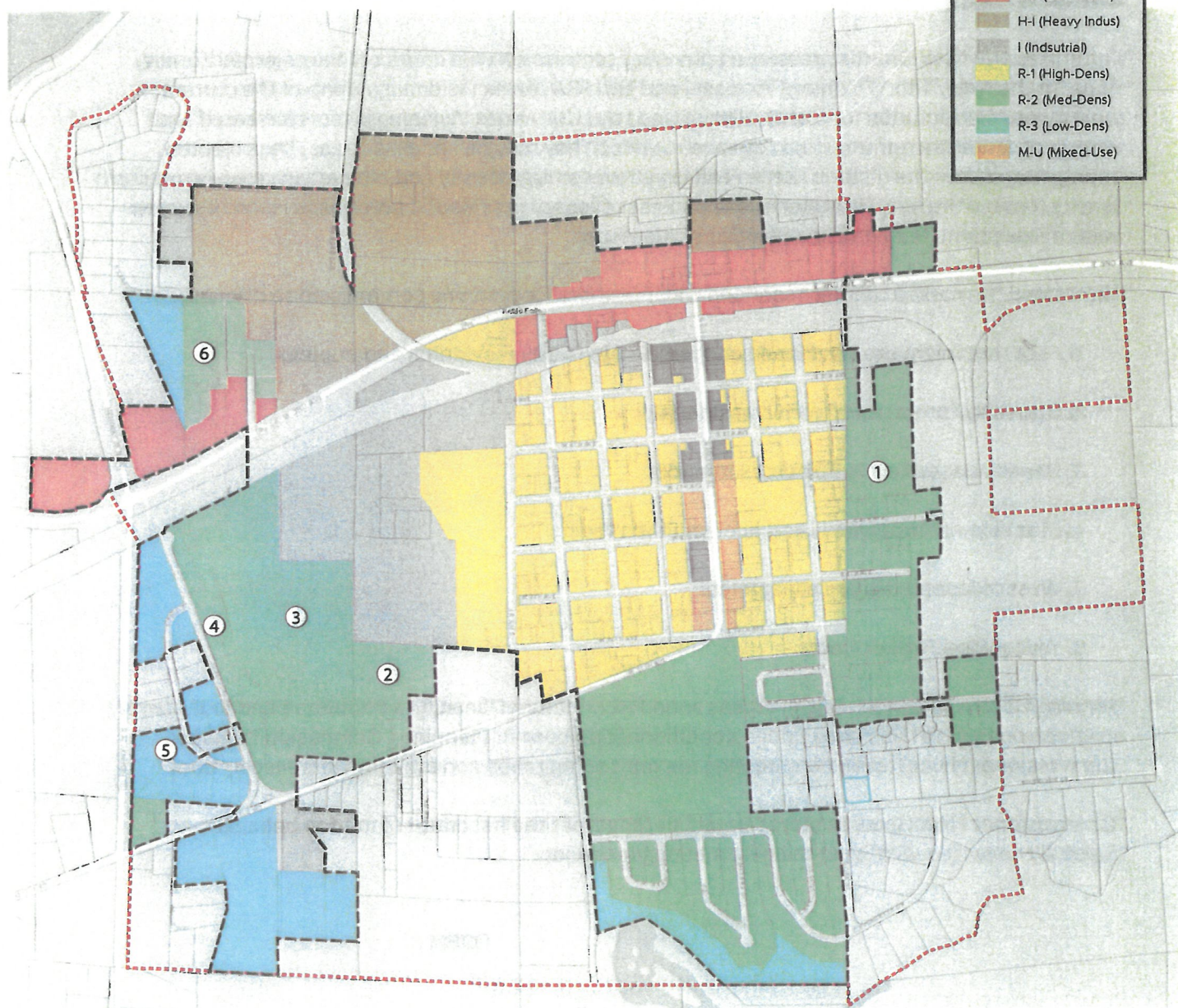
Planning Commission felt leaving areas zoned R-2 (Medium Density) as duplexes and multi-family units can be built in this zone under a conditional use permit. Planning Commission thanked Commissioner Nick Gourlie for creating the draft zoning maps and felt they were nicely done.

Commissioner Nick Gourlie stated he will put together the final draft of the zone changes and hopefully have it available at the next meeting for review.

OPEN

Projected Zoning Map for New Title 17 Zoning Proposal

Draft - July 27, 2026

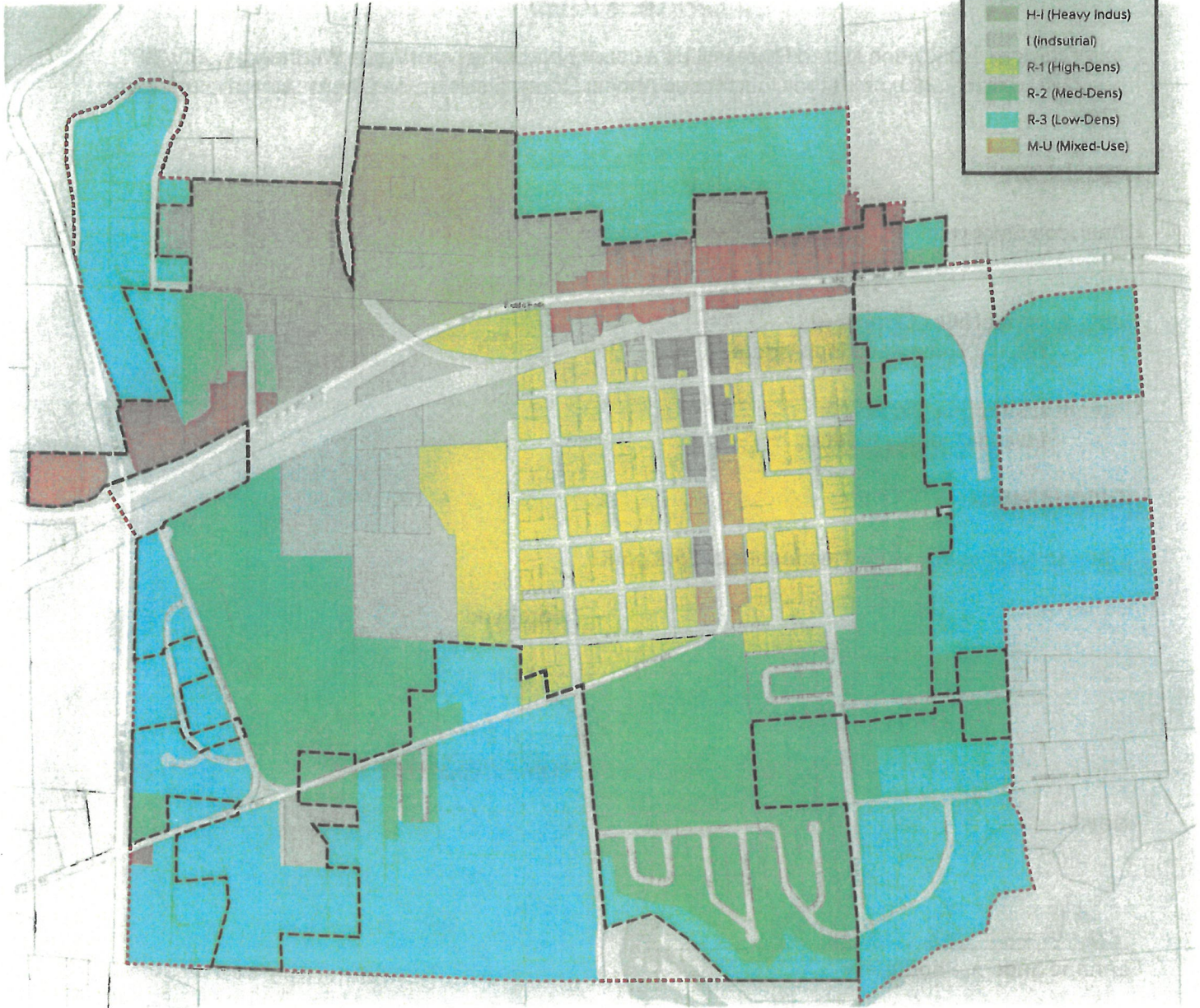


Numbers are for key talking areas:

- ① Lot that might be developed soon into SFR and Duplex
- ② Currently zoned MFR
- ③ Density based on Mr. Edwards intention
- ④ East side of Josephine is smaller lots then West
- ⑤ West of Joesphine are all larger lots
- ⑥ Yellow Pine Trailer Court

Any other areas to address?

Projected Zoning Map for New Title 17 Zoning Proposal [FULL UGA ANNEX VISIONING] Draft - July 27, 2026



PUBLIC COMMENT

Commissioner Joe Owens stated there will be a county planning meeting on Wednesday, July 29th from 2:00 p.m. to 3:30 p.m. at the Courthouse Annex. Commissioner Joe Owens stated he plans to attend.

HOMEWORK

Chair Jody Emra will:

-

Commissioner Nick Gourlie will:

- Title 17 Zoning and Map Update

Commissioner Joe Owens will:

- Stevens County Meeting

ADJOURNMENT

Chair Jody Emra adjourned the meeting at 6:42 p.m.

Approved:

Jody Emra, Chairperson

Attest:

LeAnne Sanders, Secretary