

**KETTLE FALLS PLANNING COMMISSION  
MEETING MINUTES  
MARCH 31, 2025**

**CALL TO ORDER**

Commissioner Jody Emra called the meeting to order at 7:00 p.m. Commissioner Nick Gourlie led the group in the Pledge of Allegiance.

**ROLL CALL**

Mayor Jesse Garrett introduced the new Planning Commission Member Tammy Owens-Smith to everyone in attendance.

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

**STAFF**

Staff in attendance included LeAnne Sanders, Council Member Michael Weatherman, Mayor Jesse Garrett and Mike Manning (SCJ Alliance).

**GUESTS**

Josh Judd, Larry Kulesza, Tyler Edwards, Laurie Stoddard and Bob Cain.

**ANNOUNCEMENTS AND MAIL RECEIVED**

Secretary LeAnne Sanders handed out a copy of a letter from Washington State Department of Commerce on the deadline to apply for grant funding for climate change and resiliency added in 2023 (RCW 36.70A.020 (14)).

**MEETING MINUTES**

**REGULAR MINUTES OF FEBRUARY 24, 2025, MEETING**

Commissioner Nick Gourlie made a motion to approve the minutes of February 24, 2025, with no amendments. Commissioner Joe Owens seconded the motion. Commissioner Joe Owens – YES, Commissioner Tammy Owens-Smith – YES and Commissioner Nick Gourlie – YES. Motion passed.

CLOSED

**PUBLIC HEARING**

**TEXT AMENDMENT - TANNERY**

Commissioner Jody Emra reviewed the public hearing purpose (Zoning text amendment adding tannery to the definitions and changing tanning, curing of hides and skins in the zoning matrix) and protocol.

City Staff Report – Mike Manning, Contract Planner with SCJ Alliance, reported the city staff reviewed the text amendment and SEPA review and there are no concerns. He stated city staff recommend approval of the text amendment and zoning matrix.

Josh Judd, 47 Merritt Lane, Kettle Falls, was present and stated he is a wholesale tannery, he receives hides from taxidermists and turns the hides into garment leather or capes to be hung on the walls. He said he does not do any taxidermy work; all the hides are salt dried when he receives them.

Commissioner Jody Emra opened the public hearing for public comment at 7:06 p.m.

Larry Kulesza, 530 Juniper Street, asked for the location of the proposed tannery.

Josh Rudd answered it is in the Panorama RV Storage building off W. 5<sup>th</sup> Avenue.

Commissioner Jody Emra closed the public hearing to public comment at 7:09 p.m.

Commissioner Nick Gourlie stated for the record prior to the recorder coming on all planning commission had done was Call to Order, Pledge of Allegiance, Roll Call, introducing Tammy Owens-Smith as the new planning commission member, went through Announcements and Mail Received, there were no announcements or mail received, and the meeting minutes for February 24, 2025, were approved.

## **NEW BUSINESS**

### **HGC, INC. – LOT LINE ADJUSTMENT**

Tyler Edwards of HGC, Inc., was present and stated his company owns the parcel in question on Josephine Road and this is a lot line adjustment for Rod and Tracy Vining, it will add .34 acres to their parcel and believes their plan is to add mother-in law- quarters.

Chair Jody Emra asked Tyler Edwards if he is the current owner of the property and is selling it to Vining's for that purpose and that is why he is requesting the lot line adjustment

Tyler Edwards stated that is correct.

Commissioner Nick Gourlie stated the term is accessory dwelling unit.

Tyler Edwards further stated he is not sure if they plan on short plating or adding an accessory dwelling unit.

Larry Kulesza stated without having a map in front of him he is not sure if they are trying to create a lot or if it is a lot line adjustment.

Mike Maning, Contract Planner with SCJ Alliance, stated the southern lot line of Lot 16, Singers Second Subdivision is being increased .34 acres, and it is not creating a new lot. Mike also stated

the zone is single family residential and does not conflict with what is allowed in the single-family district which is a minimum lot size of 7,000 square feet.

Commissioner Nick Gourlie made a motion to approve the lot line adjustment for 1145 Josephine Road, Kettle Falls. Commissioner Joe Owens seconded the motion. Commissioner Joe Owens -Yes, Commissioner Nick Gourlie – Yes and Commissioner Tammy Owens-Smith– Yes. Motion passed.

CLOSED

### **KEEPING OF GOATS INSIDE CITY LIMITS**

Council Member Mike Weatherman was present to talk about the keeping of goats in city limits.

Larry Kulesza asked how we got to this point.

Council Member Mike Weatherman stated Council was approached by a resident who has goats and would like permission to keep them.

Larry Kulesza stated he has some technical questions on a public hearing and a public meeting as a public hearing has been advertised for the Council meeting of April 15<sup>th</sup>. He also asked if there was a land use application for the keeping of goats in the city limits.

Chair Jody Emra stated he should attend the Council meeting tomorrow night as planning commission has not even discussed it and then she asked Council Member Mike Weatherman to give his presentation.

Council Member Mike Weatherman stated the current ordinance states it is unlawful to keep any livestock in the city limits. He stated he has researched and found there are no federal regulations on goats and is researching what other cities allow. He said most cities require a minimum of ¼ acre for one animal for small livestock and ½ acre for one animal that is size livestock.

Chair Jody Emra asked Mike in his research did other cities have specifications for the number of animals and the sex the animals can be.

Commissioner Nick Gourlie stated Spokane requires a minimum of 2,500 square feet of lot space for one goat and 1,000 square feet per chicken, so the maximum number of animals is based on lot size in Spokane.

Council Member Mike Weatherman handed planning commission a draft he prepared of Chapter 6.08 Keeping of Animals to review.

Chair Jody Emra asked how many goats this person has.

Commissioner Nick Gourlie stated there are three goats and about a dozen chickens and they get into the street.

Laurie Stoddard stated they have more than a dozen chickens; they have 22 chickens.

Chair Jody Emra reviewed a draft ordinance Mike presented (copy attached).

Chair Jody Emra stated she is aware a lot of people are abusing the chicken ordinance, and she has had goats in the past and the males are very stinky. She also stated if goats are to be allowed there would have to be more regulations on what breed, how many and the sex of the animal.

Council Member Mike Weatherman stated when Council was first approached about the keeping of goats Council believed they were miniature goats and since he has seen the goats, and they are not miniatures.

Larry Kulesza asked if having goats is against the city code, why are they still here and why the city would consider changing the code for one person.

Secretary LeAnne Sanders explained a letter was sent to the residents who own the goats informing them they are not allowed, and they needed to remove them from the city limits. The resident spoke to the mayor and was told he needed to come to the council. The resident came to City Council and the council formed a committee to research the keeping of goats within city limits.

Council Member Mike Weatherman stated the city has received a written request, a petition and letters of support from the neighbors to allow the goats.

Commissioner Nick Gourlie stated we are not just allowing this one property to have goats; it is the entire city. He continued there was a house at 7<sup>th</sup> and Juniper who had pigmy goats for a time and when he walked by the whole block wreaked of goats. Also, it is extremely difficult to enforce codes when no one does code enforcement and a lot of the cities that allow livestock have code enforcement officers. Nick also stated it is not fair to the animals to keep them confined to such a small space and if the city allows goats someone will want a pig or a donkey or cow and if the person does not maintain their yard, then it will smell and the neighbors cannot be outside or have their windows open when the weather is nice.

Chair Jody Emra suggested issuing fines to people who are in violation of city codes and if they do not pay it becomes a lien against the property.

Bob Cain, 620 Larch Street stated he does not understand how someone can break the law and there is no consequence for it.

Commissioner Nick Gourlie explained last year at a city council there was an issue with a barking dog and the time it takes for an officer to sit and listen when there are higher priority issues.

After further discussion, Chair Jody Emra suggested not recommending the keeping of goats within the city limits and speaking with the city attorney on how to handle these types of situations. She stated she has witnessed numerous violations, not just goats and chickens and it needs to be determined how to enforce a lot of things.

Commissioner Nick Gourlie made a motion that the planning commission does not recommend allowing goats or other livestock within the city limits. Commissioner Tammy Owens-Smith

seconded the motion. Commissioner Joe Owens – YES, Commissioner Nick Gourlie- YES and Commissioner Tammy Owens- Smith – YES.

Commissioner Nick Gourlie recommended the keeping of livestock be in Title 17 (Zoning) not under Title 6 (Animals).

Commissioner Joe Owens stated he attended the meeting with goats on the agenda and he felt the city was misled by the person who owned them as they made it sound like they were tiny little goats that went in and out of the house like dogs. He stated if Council had been aware these were full size goats it may never have reached this point.

CLOSED

**BOB CAIN – 620 LARCH STREET**

Bob Cain was present to ask if he could encroach into the five-foot setback to add a carport to the north end of his house at 620 Larch Street. He said he has noticed a few of his neighbors have structures right on the property line and the eaves hang over the property line but he understands since these are small lots. He added that the eave of his carport would be on his property so as not to drip water onto the adjacent property owner.

Chair Jody Emra asked if the carport would be a permanent structure or a portable one.

Mr. Cain stated it would either be attached to the house or freestanding next to the house and he would probably use six by six pressure-treated posts for support.

Chair Jody Emra asked how far into the five-foot setback would he need to go.

Mr. Cain stated he would like the dripline off the eave to be at least a foot into his property so he would go about three feet into the setback.

Chair Jody Emra stated he made need to apply for a variance.

Commissioner Nick Gourlie asked what the square footage of the carport would be.

Mr. Cain stated 30 feet long by 15 feet wide to the eave.

Commissioner Nick Gourlie read the definitions for structures and accessory structures and the exemptions. He stated if an accessory structure is under 120 square feet it does not fall under the rules of accessory structures, and it would be exempt.

Planning Commission Chair Jody Emra stated he would need to apply for a variance and there are fees associated with the application.

OPEN

**HAPPY DELL PARK NORTHWEST LIGHT POLE REPAIR ESTIMATE**

The Planning Commission received an estimate from Floener Electric in the amount of \$5,070.60 to repair the northwest light pole in Happy Dell Park.

Chair Jody Emra felt the estimate was quite high and asked if there were any other estimates.

Secretary LeAnne Sanders stated no other company had been asked to give an estimate as Floener's had done the last repair in the park.

Commissioner Nick Gourlie stated other companies can be called for estimates.

Larry Kulesza felt there may be another option and asked if anyone had a problem with him talking to Floener's.

The Planning Commission did not have any concern with Larry contacting Floener's.

OPEN

**PARK SIGN**

The Planning Commission received a copy of the park sign the city placed in Happy Dell Park. Commissioner Joe Owens read what the sign said to everyone in attendance. This was informational only.

**OLD BUSINESS**

**TANNERY DEFINITION – TEXT AMENDMENT**

Commissioner Nick Gourlie made a motion that Planning Commissions recommends to the Council to approve the tannery definition text amendment and the matrix change. Commissioner Tammy Owens-Smith seconded the motion. Commissioner Joe Owens – YES, Commissioner Nick Gourlie- YES and Commissioner Tammy Owens- Smith – YES.

CLOSED

**PLANNING COMMISSION BYLAWS AND TITLE 17 UPDATES**

Commissioner Nick Gourlie updated new planning commission member Tammy Owens-Smith where the planning commission is on the bylaws and Title 17 updates. He suggested she review the update package and compare it with the current Title 17 and make notes and bring questions to the next planning commission meeting.

Chair Jody Emra asked if the zoning map had been updated.

Commissioner Nick Gourlie stated the zoning map will be updated once all the changes have been made.

OPEN

### **ZONE CHANGE – CITY OF KETTLE FALLS**

Mike Manning, SCJ Alliance, informed the planning commission the city is applying to change the zone at the Information Center and Barbeque Park area in conjunction with Avista's offer to install electronic vehicle charging stations. He asked if the planning commission would like to hold a special meeting to have the public hearing.

After further discussion, the Planning Commission suggested rescheduling the regular meeting of April 14<sup>th</sup> to April 21<sup>st</sup>.

OPEN

### **PUBLIC COMMENT**

#### **LARRY KULESZA – JIM GEISLER**

Larry Kulesza stated on August 11, 2022, he had written a planning report for Mr. Geisler on the two lots he owns that included a finding of facts and potential remedies. He continued the planning commission had voted to eliminate the manufactured housing, duplex and suburban residential zone and thought SCJ Alliance was supposed to do the paperwork to do an amendment. He also stated the city code states minimum square footage of a manufactured home is 1,200 feet but state law says that anywhere a house is allowed to be built you cannot discriminate against a manufactured home and that part of the code has not been changed either. He stated Peterson Homes in Deer Park makes an 800-square-foot manufactured home, 2 units 800 square feet which is what Mr. Geisler is interested in doing.

Commissioner Nick Gourlie stated the planning commission is still working on Title 17 and was unaware that Mr. Geisler still wanted to move forward. Nick suggested Mr. Geisler come in with an application for what he would like to do with the property or schedule a pre-application meeting.

### **HOMEWORK**

Chair Jody Emra will:

- Title 17 - Zoning Updates
- 

Commissioner Nick Gourlie will:

- Title 17 - Zoning Updates
- Bylaws
-

Commissioner Joe Owens will:

- Title 17 - Zoning Updates
- 

Commissioner Tammy Owens-Smith

- Title 17 – Zoning Updates
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**ADJOURNMENT**

Chair Jody Emra adjourned the meeting at 8:25 p.m.

Approved:

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Jody Emra, Chairperson

Attest:

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LeAnne Sanders, Secretary