

**KETTLE FALLS PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 22, 2025**

**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 Joe Owens, Nick Gourlie, and Jody Emra.

**STAFF**

Staff in attendance included LeAnne Sanders, Council Member Mike Weatherman, Council Member Chris Shurrum, Mike Manning, and Allison Zimmerman (SCJ Alliance).

**CLIMATE ADVISORY COMMITTEE**

Lisa Wolfe.

**GUESTS**

None

**ANNOUNCEMENTS AND MAIL RECEIVED**

Included in the agenda packet is a notice from Washington State Recreation and Conservation Office on the webinars for spring programs. There is also a notice from Washington State Department of Commerce reference a 2027 Periodic Update Workshop scheduled for Thursday, January 15, 2025, from 10:00 a.m. to Noon.

Commissioner Nick Gourlie stated the two grants through RCO the city has applied for in the past have been for deferred maintenance and for outdoor community facilities and the information states they do not anticipate accepting Community Outdoor Facilities applications in the foreseeable future.

Secretary LeAnne Sanders stated the only other informational item is the upcoming public hearing on changes to conditional use permits and corrections in the planned development section. This item was information only.

**PUBLIC COMMENT**

No public comment at this time

## **MEETING MINUTES**

### **REGULAR MINUTES OF DECEMBER 8, 2025, MEETING**

Commissioner Nick Gourlie made a motion to approve the minutes of December 8, 2025. Commissioner Joe Owens seconded the motion. Commissioner Nick Gourlie – YES. Commissioner Joe Owens – YES. Motion carried.

CLOSED

### **NEW BUSINESS**

No New Business at this time.

### **OLD BUSINESS**

#### **CLIMATE RESILIENCE PLAN AND COMPREHENSIVE PLAN UPDATE**

Mike Manning, SCJ Alliance, stated he would like to start with discussing Task 1.4 the table that identifies the priority of climate hazards and asked if anyone felt the rankings should be changed. Mayor Jesse Garrett submitted a comment that drought can lead to potential dust storms.

Commissioner Nick Gourlie presented how he ranked the climate hazards: 1. Wildfire, 2. Drought, 3. Smoke, 4. Lighting, 5. Extreme Heat, 6. Extreme Precipitation, 7. Reduced Snow Pack, 8. Flooding, 9. Land Slide and 10. Sea Level Rise. He then asked for everyone's thoughts.

Climate Advisory Committee Member Lisa Wolfe felt extreme heat and reduced snow pack should be higher on the priority list.

Allison Zimmerman, SCJ Alliance, stated other jurisdictions ranked extreme heat at the top because when it is hotter the fire danger is more extreme.

Commissioner Joe Owens asked what extreme heat is defined as. He also felt sea level rise should be omitted.

Allison Zimmerman stated the technical definition is consecutive days of 90 degrees and above. She also stated smoke is not considered a hazard, but this is our plan and it can be included if it can be justified in the memo. FEMA ranks hazards similar to Washington State, and they use severe weather rather than break them out as heat or cold.

After further discussion the committee ranked the climate hazards as follows: 1. Wildfire, 2. Extreme Heat, 3. Drought, 4. Smoke, 5. Lightning, 6. Reduced Snow Pack, 7. Extreme Precipitation, 8. Flooding, 9. Land Slide and remove Sea Level Rise.

Allison Zimmerman stated she will rework the chart to meet GMA's requirements.

Mike Manning, SCJ Alliance, asked if everyone had a chance to review Deliverable 1. Summary of Planning and Engagement and Deliverable 2. Climate Impact Assessment.

#### Deliverable 1. Summary of Planning and Engagement

Commissioner Jody Emra asked who will be conducting the stakeholder interviews? She also stated she found it interesting that Washington State Department of Ecology helps to identify overburdened and vulnerable populations within the community.

Mike Manning replied Allison Zimmerman, and he will be conducting the interviews.

Allison Zimmerman stated ecology had previously completed a study and since they are involved with climate study this information was pulled from their information. She also stated she believes Kettle Falls is included in socially vulnerable populations.

Commissioner Nick Gourlie stated this document is mainly for public engagement and if someone feels they are vulnerable, they can submit input.

#### Deliverable 2. Climate Impact Assessment

Commissioner Nick Gourlie stated on page six, Hazard-Asset Pairings under Impacted Assets there is no mention of the pool, but it is mentioned near the end of the document. He also mentioned there are no outdoor related events, such as Town and Country Days and the Hot August nights that could be impacted. He stated these are not physical assets, but they are economical assets. He also stated there is no Glaude Park and it should be removed.

There was discussion about how extreme heat or smoke may impact attendance during area events which would impact the tourism business. Also, there are many older homes without air conditioning.

Lisa Wolfe stated outdoor workers are mentioned and when there are project wildfires in the area the school is used for fire camps.

The climate committee reviewed the cooling and heating charts for Stevens County from 1950 through 2025.

Commissioner Jody Emra stated in one area the cooling degree days are listed as 227 then in another area it is 246. She also mentioned a couple of other housekeeping changes such as on page four at the top, take out "Before European settlement" and start the sentence with "Fire was a regular part", and take out the word will under Threat from Smoke, immediate threat to Kettle Falls ~~will~~ is smoke.

There was discussion of taking out City Hall Building since City Hall is already listed and add the visitor center.

Mike Manning stated now that they have updated lists, these changes will be made along with changes to the Climate Impact Statement.

OPEN

### **ZONING UPDATE**

Planning Commission reviewed in detail the Agriculture, Silviculture and Related Areas portion of the matrix Agricultural processing plant, warehouse through Greenhouse, commercial and made some revisions. Planning Commission will review the rest of the matrix at upcoming meetings.

OPEN

### **PUBLIC COMMENT**

Commissioners Joe Owens and Nick Gourlie gave a brief report on the Land Use Case Law webinar they attended. These webinars are given about every six months, and they both felt they are worth attending.

Commissioner Nick Gourlie stated five cases were discussed. One being a case on placement of a 5G tower in Coeur d'Alene, Idaho. This case was discussed because it also goes through the FCC. The tower was to be placed in an area where service was not available. There was an appeal filed but ultimately denied by the judge so the tower was put in. There was also discussion that all appeal processes need to be exhausted before going to court. This item was informational only.

### **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
-

**ADJOURNMENT**

Chair Jody Emra adjourned the meeting at 7:42 p.m.

Approved:

\_\_\_\_\_  
Jody Emra, Chairperson

Attest:

\_\_\_\_\_  
LeAnne Sanders, Secretary