

DRAFT

City of Colville

TECHNICAL REVIEW COMMITTEE

January 31, 2017

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, January 31, 2017, in the Council Room, at City Hall. Chairman RJ Keetch called the meeting to order at 8:30 a.m. with a quorum present.

MEMBERS PRESENT: City Planner RJ Keetch, Street/Park Superintendent Terry LeCaire, Municipal Services Administrator Eric Durpos, Building Official/Inspector Dave Harper, and Councilmembers Mike Birch and Nancy Foll.
RECORDING SECRETARY: Sydney Gilmore.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of January 24, 2017, had been distributed to each member prior to the meeting. Eric Durpos moved and Dave Harper seconded the motion to approve the minutes. Voice vote showed all in favor.

OLD BUSINESS: There was no Old Business to be presented.

NEW BUSINESS

A. Zone Boundary Change Application

A Zone Boundary Change Application submitted by Scott McMillan was distributed to each member prior to the meeting (attached hereto and made a part of these minutes). The proposed property is in the Spokane Addition and consists of blocks 6, 7, 9, 10, 11, 13, 14, and 18. This property is currently zoned as “C-3”, General Commercial, and proposed to be rezoned as “L-I”, Light Industrial. Mr. McMillan owns and maintains some of these properties as outdoor storage yards. These storage yards are technically not allowed in commercial zoning, in order to be compliant they are proposing to change to the zoning to industrial. Since it is an area wide rezone it will need to go to Planning Commission and City Council for further review and adoption. Nancy Foll asked if the proposal was contiguous with the current zoning map which was affirmed by RJ Keetch. Mike Birch added that by Colmac Coil taking over these lots it is helping clean up the residential areas known to be high drug use areas. As there was no concerns, the application was accepted and will be brought back to TRC after there has been an informational meeting held by the Planning Commission.

B. Zone Boundary Change – SEPA Review & Anticipated Threshold Determination

A Zone Boundary Change Application submitted by Erik Johansen was distributed to each member prior to the meeting (attached hereto and made a part of these minutes.) The proposed property is located at 950 N. Lincoln. This is an existing storage facility which is non-conforming to the current zoning, “R-3”, General Residential. In order to further develop they need to rezone to be compliant with the Colville Municipal Code. This zone change is now possible because it is adjacent of the City of Colville Street Shop which is zoned as “C-3”, General Commercial. Eric Durpos made a motion to approve the SEPA checklist and recommend a Determination of Nonsignificance (DNS) and Terry LeCaire seconded the motion, voice vote carried unanimously.

Eric Durpos asked at this time a discussion be held regarding the parcel located North of the City of Colville Street Shop. Eric needs to bring recommendation to City Council about what should be done with this parcel and asked the committee for suggestions. Nancy Foll and Mike Birch suggested keeping the property and turning it into a park or a dog park.

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REPORTS

Eric Durpos reported Dr. Barry Bacon is looking for a place to develop up to five “tiny homes”. Eric suggested Dr. Bacon work with Habitat for Humanity as they have existing lots with utilities already added. Nancy Foll asked if they were going to build these “tiny homes” on wheels where they would be considered a Recreational Vehicle (RV). Nancy also questioned whether these “tiny homes” would have kitchens and bathrooms in each or rather a communal bathroom and kitchen area. RJ added that the proposal would have to follow the Colville Municipal Code, and if the proposal is not for an RV Park, something will need to be created as there currently is no code for “tiny homes”. Nancy suggested we look at what other cities are currently developing regarding these types of homes, and follow their guidelines.

Dave Harper reported that the hospital will be updating their second floor area. They will be remodeling this space for a facility for the mentally disabled.

ADJOURNMENT

As there was no further business, Eric Durpos moved and Dave Harper seconded the motion to adjourn. There were no objections and the meeting was adjourned at 9:01 a.m.