

City of Colville

TECHNICAL REVIEW COMMITTEE

February 9, 2016

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, February 9, 2016, in the Council Room at City Hall. Chairman RJ Keetch called the meeting to order at 8:37 a.m. with a quorum present.

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

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of November 24, 2015 had been distributed to each member prior to the meeting. Eric Durpos moved and Dave Harper seconded the motion to approve the minutes as written. Motion passed unanimously.

OLD BUSINESS:

A. Reservoir #3 Site Plan Review.

A General Land Use Application, site plan, and Zoning Determination Form for the Reservoir #3 project had been distributed to each member prior to the meeting (attached hereto and made a part of these minutes). City Planner RJ Keetch explained that the proposal to construct a new water reservoir on the site of the current decommissioned reservoir was reviewed for zoning and planning requirements. He noted that the property is zoned Airport Facilities (AF) and is in the Airport Landing Overlay District (AL). Although, public facilities are not a permitted use in the AF/AL District per CMC 17.12.070, a review of the AL District standards in CMC 17.60.030 states that “underground pipelines...” are allowed. While this is not an exact match, the Administrative Official has the latitude to interpret this as a similar use. RJ suggested that the Comprehensive Plan may need to be updated in the future to separate the land use designations for the airport and the water reservoir.

RJ noted that he had discussed potential negative impacts with the City Airport Manager and no negative impacts were identified. The Airport Manager was unable to attend this meeting. RJ suggested that this proposal be presented to the Airport Board for input per CMC 17.60.060.

The subject site, which lies along the west side of Tamarack Street near the airport, is adjacent to an existing residence and R-1-S zoning district to the northeast. RJ pointed out screening is required between dissimilar land uses. Screening may be achieved using landscaping and/or site obscuring fencing per CMC 17.64.160 and 27.64.100.

Municipal Services Administrator Eric Durpos confirmed that the most cost effective option is to demolish the existing decommissioned water reservoir and build a new one. He noted the design would

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be the same as Reservoir #1 on Hwy 20. The new reservoir will be shifted to the west in order to meet the required setback and site improvements will include some landscaping/buffering as suggested.

### NEW BUSINESS

#### A. SEPA Review/Threshold Determination

Proposal: Zoning Ordinance Text Amendment #1-16

Applicant: City of Colville.

A completed environmental checklist and Zoning Ordinance Text Amendment Application #1-16 had been distributed to each member prior to the meeting (attached hereto and made a part of these minutes). RJ Keetch explained that the proposed text amendments creating a review process and clarifying development of public or private parking lots and sales lot should not impact the environment. It is recognized that environmental impacts from new parking lots and sales lots that are not associated with a building permit will be evaluated during the development review process. The review process will ensure that landscaping, sidewalks/curbs, grading/fill, and storm water drainage will be adequately addressed.

Eric Durpos moved and Dave Harper seconded the motion to recommend the issuance of a Determination of Non-Significance for Zoning Ordinance Text Amendment #1-16. Motion passed unanimously.

PUBLIC COMMENT: There were no public comments.

### REPORTS

Eric Durpos reported that the Street Shop Rebuild Project will go out to bid on February 12<sup>th</sup>. All land use applications associated with the rebuild project have been submitted and are being processed. Staff anticipates construction to start mid-April and be completed in July.

### 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 9:00 a.m.