

City of Colville

TECHNICAL REVIEW COMMITTEE

February 20, 2018

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, February 20, 2018, 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, Building Official/Inspector Dave Harper, Public Works Director Jeff Cochran, City Engineering Technician Ron Frostad, Street Supervisor Jeff Long, and Council member Chris Loggers. MEMBER ABSENT: Council member Nancy Foll. GUESTS PRESENT: John Smith. RECORDING SECRETARY: Sydney Gilmore.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of January 30, 2018, had been distributed to each member prior to the meeting. Dave Harper moved to approve the minutes and Jeff Long seconded the motion. Voice vote carried, motion passed unanimously.

PRE-APPLICATION SUBMITTAL INFORMATION: There were no submittals to be presented.

OLD BUSINESS:

A. Boundary Line Adjustment – Vaagen Bros. Lumber Inc.

An application for a Boundary Line Adjustment (BLA) was submitted to the Building and Planning department for Stevens County Parcel Nos. 0174328 and 0175305. The application and survey was distributed to the TRC members prior to the meeting (copy on file).

John Smith explained, in the future, Vaagen Bros. Lumber Inc. would like to make changes to the existing recorded utility easement and road easement that are located on Parcel No. 0174328. There is conflict between where the water line actually runs and where the easement indicates the water line is. The easement currently notates the water line is roughly 50 ft. from where the actual property line is but it was found the water line runs almost right along the property line. The applicant would also like to see the existing 80 ft. road easement moved to turn at the proposed boundary line at the current intersection. This would benefit future development by creating road frontage to newly developed land. RJ explained the easement changes will need to go through the Vacation and Alteration Application process per Colville Municipal Code 16.44 and 12.32.

John Smith reported that engineering and soils engineering for the site that will hold the newly proposed structure has been completed. A wetlands review will begin soon with hopes to modify the 150 year floodplain if the U.S. Army Corps of Engineers agrees. The actual structure will be out of the wetlands area and will be as close to the frontage road as possible. It will be 170 ft. wide and 440 ft. long. Access will come from the frontage road. It was also discussed that there may be a request to change to the name of the existing frontage road in the future.

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Technical modifications to the submitted survey are required. The survey must include the legal descriptions as well as the following statements:

1. The parcel resulting from the boundary line adjustment may not be sold or conveyed separately from the parcel to which it has been added without prior approval of the city.
2. The boundaries of the parcels resulting from the boundary line adjustment may not be further adjusted without additional review by the city.

The committee members approved of the BLA proposal. John Smith indicated he will be submitting the proposed survey, with required modifications, to the Building and Planning department to be recorded with the County. No motion needed at this time.

NEW BUSINESS: No New Business to be discussed.

PUBLIC COMMENT PERIOD: There were no members of the public present.

REPORTS:

Jeffery Cochran reported he has received the Emergency Operations Center SOQ's. Design and Site Selection will commence. Two submittals have been received for potential contractors.

Dave Harper reported Fired Up Brewing is getting closer to being finished. A Temporary Certificate of Occupancy will be issued. The owners are talking about not paving the parking lot but using concrete instead for longevity. They are also working with wetlands people to completely redo the ditch area to make it look better and remove thistle.

ADJOURNMENT

As there was no further business, Dave Harper made a motion to adjourn and Jeffery Cochran seconded the motion. Voice vote showed all in favor; the meeting was adjourned at 8:46 a.m.