

City of Colville

TECHNICAL REVIEW COMMITTEE

February 15, 2011

8:30 a.m. – City Hall

MINUTES

Chairman Jim Lapinski called the meeting to order at 8:35 a.m. with a quorum present.

MEMBERS PRESENT: Planning Director Jim Lapinski, Building Official/Inspector Robert Cleaver, Municipal Services Director Eric Durpos, and Councilmembers Doug Kyle and Dorothy Bergin. MEMBERS ABSENT: Street Superintendent Terry LeCaire. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of November 9, 2010 had been distributed to each member prior to the meeting. Eric Durpos moved and Bob Cleaver seconded the motion to approve the minutes as written. Voice vote passed unanimously.

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

NEW BUSINESS

- A. Proposed manufactured home sales lot by Jim Wormell (Peterson Home Center)
Location: 1000 N. Highway
District: C-3 (General Commercial)

Jim Lapinski reviewed the proposal for a manufactured home sales lot, on a parcel located at 1000 N. Highway, in the C-3 District (copy on file). He noted that the proposed use is permitted outright in the C-3 zoning district subject to related provisions of the Zoning Ordinance. The sales office is proposed to be located in one of the display homes.

Eric Durpos confirmed that water and sewer service is available on the lot. No other Water/Sewer Department requirements were identified.

Discussion followed relative to access, which is proposed from US 395 utilizing an existing 15 foot utility and road easement. It was pointed out that any future widening of the access drive from US 395 will likely require review and comment from the WA State Department of Transportation (WSDOT).

Doug Kyle suggested that the proponent contact private utilities, i.e., Avista and Qwest, regarding separate requirements. He recommended that WSDOT be contacted relative to potential requirements for ingress/egress off the highway.

Dorothy Bergin questioned whether any fill is anticipated. Jim responded that he was not aware of any need for fill.

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Eric questioned whether there are any storm water issues. It appeared to him that the subject lot appears to be relatively permeable.

Bob Cleaver noted that parking areas with four (4) or more spaces are required to be paved. For uses not listed, the Administrative Official determines the number of required spaces based on similar uses.

Jim pointed out that upon application for a permit, staff will have an opportunity to review the proposal for compliance with applicable provisions.

Eric Durpos moved to advise Mr. Wormell to proceed with the proposal as a permitted use in the C-3 District. Bob Cleaver seconded. Voice vote showed all in favor.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS:

Doug Kyle reported that Stevens County apparently granted the setback variance requested by the Allgaiers on Garden Homes Drive. The new shop is under construction as proposed. He noted the City had recommended that the variance not be granted or alternatively that the property owner sign an affidavit acknowledging the non-conforming structure in the City's urban growth area (UGA).

ADJOURNMENT

As there was no further business, Eric Durpos moved and Bob Cleaver seconded the motion to adjourn. There were no objections and the meeting was adjourned at approximately 9:10 a.m.