

City of Colville

TECHNICAL REVIEW COMMITTEE

February 19, 2013

8:30 a.m. – City Hall

MINUTES

Chairman Jim Lapinski called the meeting to order at 8:30 a.m. with a quorum present.

MEMBERS PRESENT: Planning Director Jim Lapinski, Building Official/Inspector Bob Cleaver, Street/Park Superintendent Terry LeCaire, Municipal Services Administrator Eric Durpos, and Councilmember Dorothy Bergin. MEMBERS ABSENT: Councilmember Lou Janke. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of February 12, 2013 were not available at this time.

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

NEW BUSINESS

- A. SEPA Review/Threshold Determination  
Proposal: Hudesman House Apartments  
Applicant: MFA Architects  
Location: 256 Hudesman Lane

A completed environmental checklist by MFA Architects had been distributed to each member prior to the meeting (copy on file). The proposal is for the construction of a 3-story, 12,740 sq. ft., wood framed building for low income senior housing. The property is located at 256 Hudesman Lane, in the C-3 (General Commercial) District.

Following review, staff comments were added for clarification or additional detail:

Pg. 2, item #10 – Government approvals include building, plumbing, mechanical, and sign permits.

Pg. 2, item #12 – It was noted that the proposal is also located parallel to Highway 395.

Pg. 3, item #d – Bob suggested that it be noted that there is a lot of groundwater in the area. He advised that a soils report was submitted with the construction specifications.

Pg. 5, item #5(a) – Birds and animals which have been observed on or near the site include hawk, heron, eagle, songbirds, and deer.

Pg. 7, item #8(f) – A correction was noted that the current comprehensive plan designation of the site is general commercial.

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Pg. 8, item #10(a) – Bob stated that the principal exterior building material is proposed to be cement board siding similar to Hardie Board.

Pg. 10, item #16(a) – Electricity, natural gas, water, refuse service, telephone, and sanitary sewer are currently available to the site.

Pg. 10, item #16(b) – The utilities providing the services include municipal water and sewer, Avista electricity and gas, CenturyLink telephone, and Sunshine Disposal for refuse.

Bob Cleaver moved to recommend the issuance of a Determination of Non-Significance (DNS) for the proposal. Terry LeCaire seconded and voice vote showed all in favor.

PUBLIC COMMENT PERIOD: There was no public comment.

REPORTS: There were no reports.

ADJOURNMENT

As there was no further business, Terry LeCaire moved and Bob Cleaver seconded the motion to adjourn. There were no objections and the meeting was adjourned at 8:48 a.m.