

DRAFT
City of Colville

TECHNICAL REVIEW COMMITTEE

March 14, 2017

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, March 14, 2017, in the Council Room, at City Hall. Chairman RJ Keetch called the meeting to order at 8:31 a.m. with a quorum present.

MEMBERS PRESENT: City Planner RJ Keetch, Building Official/Inspector Dave Harper, Municipal Services Technician Ron Frostad, Street Superintendent Terry LeCaire, and Council member Mike Birch. MEMBERS ABSENT: Nancy Foll. RECORDING SECRETARY: Sydney Gilmore.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of February 28, 2017, had been distributed to each member prior to the meeting. Dave Harper moved and Terry LeCaire seconded the motion to approve the minutes as written. Motion passed unanimously.

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

NEW BUSINESS:

A. General Land Use Application – Fired Up Brewing

A General Land Use Application was submitted by Fired Up Brewing. The application and site plan were administered to the Technical Review Committee prior to the meeting. Ron asked if the applicant should be including storm water in the site plan. RJ stated he will communicate to the applicant to include information pertaining to storm water.

This General Land Use application will not be approved until the Short Plat Application is updated and storm water and drainage are accounted for. Once these changes have been made the proposal will come back to the Technical Review Committee for review.

B. Short Plat Application – Fired Up Brewing

A Short Plat application, submitted by Fired Up Brewing, was given to the members of the Technical Review Committee prior to the meeting. Ron Frostad confirmed there is access to the City's sewer and water but the Water/Sewer Dept. will need to know what the property owner's plan is to connect and where. Ron stated that it would be better to connect the brewery, proposed "Lot A", from South Main St. The proposed "Lot B" currently utilizes its own septic, Ron questioned if the Short Plat would require the property owner to connect to City sewer. RJ will look into the land division ordinance to see if it is required to conform to the City Sewer.

The Short Plat will be brought back to the Technical Review Committee when the code has been looked at, and it has been decided whether or not both lots will need to connect to the City's sewer and water.

C. SEPA Determination – Scott McMillan/Colmac Coil Industries

A Zone Boundary Change application has been submitted by Scott McMillan and Colmac Coil Industries. A map including the proposed zone change and the existing surround land use along with the SEPA checklist was given to the Technical Review Committee members prior to the meeting. Mike Birch asked if McMillan owned all the property that is being proposed for rezone. He also noticed that in the application Scott McMillan states there will not be any immediate action taken to the property and wondered if that is something that he will have to apply for in the future when he decides to do any development to the property. RJ said they are utilizing these properties for outdoor storage, which is not a permitted use in a General Commercial district. The applicant is proposing to change the zoning from General Commercial to Light Industrial. This

TECHNICAL REVIEW COMMITTEE

March 14, 2017

Page 2

change would allow for the use of outdoor storage. Mike asked why Colmac is not following the current zoning standards and if there should be something stopping companies from doing what they want to and not following the table of uses.

RJ reminded the members that at this time a SEPA Determination needs to be decided. Once this determination has been made, this proposal will go to Planning Commission where a public hearing will take place. Dave made a motion for the recommendation of non significance and Ron Frostad seconded the motion, voice vote carried unanimously.

D. SEPA Determination – Parking Commission

The City of Colville Parking Commission submitted a Conditional Use Permit for the proposal of a 7,200 sq. ft. parking lot, located at 202 N. Main St. The proposal includes grading, paving and striping for a 24 stall lot. The application and proposed site plan were given to the TRC members prior to the meeting. Mike Birch questioned what kind of landscape would have to be added to the proposed lot. RJ explained the Parking Commission will have to follow the standards in the Colville Municipal Code.

RJ clarified that at this time a SEPA determination is needed from the committee. Terry LeCaire moved to recommend a determination of non significance and Dave Harper seconded the motion, voice vote carried unanimously.

E. New Project Consideration – Olga Levchenko

Olga Levchenko asked for input on a new project for a commercial kitchen located on her residential property. Ron Frostad explained that commercial kitchens have to install a grease trap in order to follow water/sewer standards. The Water/Sewer Department may ask that she have a separate utility connection to the proposed portable trailer. Dave suggested that she will have to speak with Department of Health or Labor and Industries. The Technical Review Committee will have a better understanding of what Olga will be permitted to do once she submits a Zoning Determination Form; as well as speaks with the Water/Sewer Department, the Department of Health, and possibly Labor and Industries. Once more information is obtained the proposal may come back to the Technical Review Committee.

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

REPORTS:

Terry reported the street department will be doing spring cleanup March 27, 2017.

ADJOURNMENT

As there was no further business, Dave Harper moved and Terry LeCaire seconded the motion to adjourn. Motion carried and the meeting was adjourned at 9:20 a.m.