

City of Colville

TECHNICAL REVIEW COMMITTEE

March 12, 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, Councilmember Lou Janke and Councilmember Dorothy Bergin. OTHERS PRESENT: Assistant Planner Melinda Lee. GUEST PRESENT: Surveyor Tom Todd. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETINGS

The minutes from the previous meetings of February 12, 2013 and February 19, 2013 had been distributed to each member prior to the meeting. Bob Cleaver moved and Terry LeCaire seconded the motion to approve the February 12, 2013 and February 19, 2013 minutes as written. Motion passed.

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

NEW BUSINESS

- A. Pre-application review for a proposed boundary line adjustment between Marian Beardsley and the Colville School District.

Chairman Jim Lapinski explained that Tom Todd Surveying submitted a conceptual plan for a proposed boundary line adjustment between Marian Beardsley and the Colville School District. The property is located between the airport and the Colville High School. Jim advised that the proposal would not create any additional lots and it can comply with the minimum development standards for the R-1-S District. The conceptual plan had been distributed to the TRC members for review prior to the meeting (copy on file).

Bob Cleaver noted if the School District chooses to use Airport Drive for access after the purchase of the Beardsley property, it may be necessary to relocate a portion of the airport fence, which is located in the center of the public road/utility easement. He advised that there is an agreement in place with Marian Beardsley which obligates the City to improve the public road/utility easement in the future to an established point (copy on file). Since the agreement is not specific about when improvements would be required, Jim questioned why they would be needed if there is no subdivision. Tom Todd offered to check with School District personnel and see what their plans are for the property. Bob felt it would be beneficial to the City to be relieved of that requirement. It was recognized that the cost of improving the street has not been determined but it could be substantial to the City.

There were no issues identified by the TRC members related to the proposed boundary line adjustment.

PUBLIC COMMENT PERIOD: There were no public comments.

### REPORTS

Jim Lapinski reported that three proposals for real estate brokerage services were received. They will be ranked by a selection committee this afternoon for a possible recommendation to the City Council. He stated a special RTPO (Regional Transportation Planning Organization) meeting is scheduled for tomorrow to develop eligibility requirements and criteria for upcoming grants. The City may try to apply for a planning-only grant.

Melinda Lee reported that the Tri-County Health Department would still like to put in a 5' wide asphalt walking path around Yep Kanum Park. They had originally hoped to develop par courses (exercise stations) along the path but funding cuts have forced them to scale back their proposal. They are concerned about the underground sprinkler system and wonder if the City would relocate some of the sprinkler heads, if necessary, to accomplish the path. Lou Janke suggested meeting with the people planning the path and possibly some changes could be made to avoid sprinkler heads. Melinda indicated they want to do it as soon as they can to expend the money that is available. It was her understanding that the Rotary Club has indicated a willingness to help fund and maintain it. Jim noted that the proposal is consistent with language in the Comprehensive Plan, which was reviewed by the Planning Commission and approved by the City Council. Terry LeCaire and Dorothy Bergin felt it might be easier to install a sidewalk around the park to avoid problems with trees, sprinkler heads, etc. Terry also pointed out sometimes the south end of the park is covered with water and ice.

Melinda also reported that Bruce Nicholas inquired about the process and fees for a potential annexation proposal south of Garden Homes Dr. This may be a future TRC agenda item if Mr. Nicholas decides to proceed. Eric Durpos determined that the proposal is outside the LID boundary for the Garden Homes Water Project. Melinda also advised that she has received 5 public inquiries about the keeping of chickens and 2 inquiries about beekeeping.

Bob presented a brief summary of current projects he is working on including:

- Big R - expansion of the storage area on the south side of the building.
- Super 1 Foods drive-thru pharmacy proposal. A site plan showing the location of the proposed drive-thru, which is on private property, was presented. Bob advised he has not received any comments from the Traffic Safety Committee so he will probably allow it. The applicant has provided information addressing concerns about traffic counts and potential stacking of vehicles.
- Hudesman House – the proposed 14-unit senior housing project is anticipated to start soon.
- Sears – repair of roof trusses on the entire building due to failure which has occurred over a number of years.
- Davis Auto Rebuild project continues to be monitored.
- Saundra's Furniture – Bob reported that Saundra & Al Wilma plan to convert the upper floor of their warehouse on Wynne & Birch to a small furniture store while they rebuild their main facility on the corner of Birch & Main. Bob is currently waiting for an application for a demolition permit. The Wilmas will be referred to Public Works and the Police Department to coordinate any street closures associated with the demolition. They will be required to put up their own barricades and signage. The fire investigation was completed and all questions should be directed to the Police Department.

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Bob stated since the Wilmas plan to convert the warehouse to a permanent furniture store, they will need to provide two (2) exits, which may require an encroachment upon public right-of-way. The property is located in the C-3 District which requires off-street parking, but they don't have any land available to develop parking. Melinda stated that initially she understood the store would be temporary and told the Wilmas they would need to get an agreement from Stevens County to share parking. In light of the permanency of the store, the Planning staff will need to make a determination regarding the parking.

ADJOURNMENT

As there was no further business, Eric Durpos moved and Terry LeCaire seconded the motion to adjourn. The meeting was adjourned at approximately 9:10 a.m.